

LEGEND:

- EXISTING DWELLING TO REMAIN
- EXISTING SHEDS & CARPORT TO BE DEMOLISHED
- EXISTING CONCRETE DRIVEWAY - TO REMAIN
- EXISTING PAVED / STAIR AREAS - TO REMAIN
- EXISTING DECK TO BE DEMOLISHED
- EXISTING POOL / SPA POOL TO BE REMOVED
- EXISTING DRIVE & PATHS TO BE REMOVED
- EXISTING TIMBER FENCE LINE
- EXISTING VEHICLE CROSSING
- FRONT, SIDE AND REAR YARD SET-BACKS
- SEA OVERLAY

IMPORTANT NOTE:
 THIS DRAWING HAS BEEN PREPARED FROM CERTIFICATE OF TITLE, DEPOSITED PLANS, THE AUCKLAND COUNCIL GIS MAPS, COUNCIL PROPERTY FILE DOCUMENTS AND SURVEY PLAN BY LINE OF SIGHT CONSULTING, REF: 050724.

LEGAL DESCRIPTION:

LOT-1
 DP-57907
 AREA-1763m²

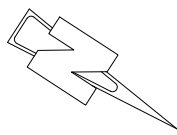
 142 KONINI ROAD
 TITIRANGI
 ZONE - RESIDENTIAL - LARGE LOT ZONE

SITE INFORMATION

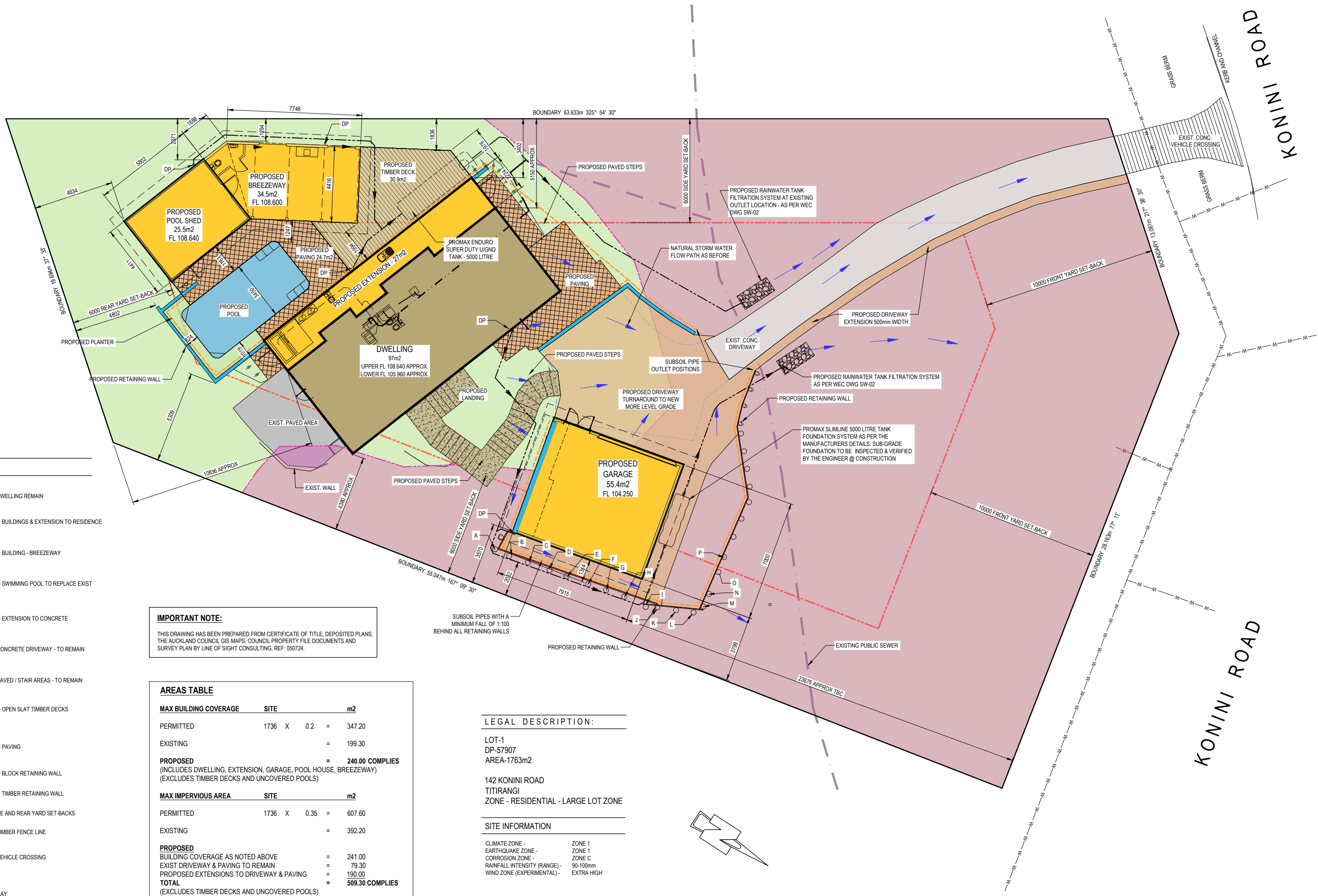
CLIMATE ZONE - ZONE 1
 EARTHQUAKE ZONE - ZONE 1
 CORROSION ZONE - ZONE C
 RAINFALL INTENSITY (RANGE) - 90-100mm
 WIND ZONE (EXPERIMENTAL) - EXTRA HIGH

CONTOURS LEGEND:

- GIS 100.00 --- GEOMAPS 2024-10-07 CONTOUR MAJOR
- GIS 99.50 --- GEOMAPS 2024-10-07 CONTOUR MINOR (500mm)
- 104 --- EXIST SURVEYED TOPO CONTOUR MAJOR
- EXIST SURVEYED TOPO CONTOUR MINOR (200mm)



<p>TECHNITRADES ARCHITECTURE</p> <p>12 Ben Lomond Crescent, Pakuranga, Auckland 2010 Phone (09) 5767166 design@technitrades.co.nz</p>																																			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>REV.</td><td>DESCRIPTION</td><td>BY</td><td>DATE</td></tr> <tr><td>C</td><td>GIS CONTOURS OUTSIDE TOPO AREA ADDED</td><td>MK</td><td>18-02-26</td></tr> <tr><td>B</td><td>PUBLIC WASTE WATER LINE LOCATION CORRECTED</td><td>MK</td><td>10-04-25</td></tr> <tr><td>A</td><td>RC APPLICATION</td><td>MK</td><td>10-12-24</td></tr> </table>	REV.	DESCRIPTION	BY	DATE	C	GIS CONTOURS OUTSIDE TOPO AREA ADDED	MK	18-02-26	B	PUBLIC WASTE WATER LINE LOCATION CORRECTED	MK	10-04-25	A	RC APPLICATION	MK	10-12-24	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>A1 Scale.</td><td>1:100</td></tr> <tr><td>A3 Scale.</td><td>1:200</td></tr> <tr><td>Designed.</td><td>L.MEIKLEJOHN</td></tr> <tr><td>Drawn.</td><td>B.MILLWARD</td></tr> <tr><td>A1 Plot Scale.</td><td>1:1</td></tr> <tr><td>A3 Plot Scale.</td><td>1:2</td></tr> </table>	A1 Scale.	1:100	A3 Scale.	1:200	Designed.	L.MEIKLEJOHN	Drawn.	B.MILLWARD	A1 Plot Scale.	1:1	A3 Plot Scale.	1:2	<p>NOTES.</p> <p>DO NOT SCALE. DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE.</p> <p>IF IN DOUBT ON ANY ISSUE SEEK VERIFICATION PRIOR TO PROCEEDING. READ THESE DRAWINGS IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.</p>	<p>© THIS DOCUMENT IS CONFIDENTIAL. COPYRIGHT IS VESTED IN TECHNITRADES LIMITED. WRITTEN CONSENT IS REQUIRED PRIOR TO REPRODUCTION OF ANY KIND.</p> <p>COPYRIGHT © - TECHNITRADES ARCHITECTURE LTD</p> <p>Client Reference No.</p>	<p>Project Title.</p> <p>JOHNSTONE HOUSE PROPOSED RESIDENTIAL ALTERATIONS 142 Konini Road, Titirangi, Auckland 0604</p>	<p>Drawing Title.</p> <p>Existing Site Plan</p>	<p>Drawing No.</p> <p>3368-RC-01</p>
REV.	DESCRIPTION	BY	DATE																																
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LEGEND:

- EXISTING DWELLING REMAIN
- PROPOSED BUILDINGS & EXTENSION TO RESIDENCE
- PROPOSED BUILDING - BREEZEWAY
- PROPOSED SWIMMING POOL TO REPLACE EXIST
- PROPOSED EXTENSION TO CONCRETE DRIVEWAY
- EXISTING CONCRETE DRIVEWAY - TO REMAIN
- EXISTING PAVED / STAIR AREAS - TO REMAIN
- PROPOSED OPEN SLAT TIMBER DECKS
- PROPOSED PAVING
- PROPOSED BLOCK RETAINING WALL
- PROPOSED TIMBER RETAINING WALL
- FRONT, SIDE AND REAR YARD SET-BACKS
- EXISTING TIMBER FENCE LINE
- EXISTING VEHICLE CROSSING
- SEA OVERLAY
- OVERLAND FLOW PATH/VEGETATION

IMPORTANT NOTE:
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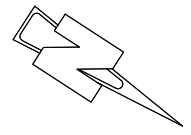
AREAS TABLE			
MAX BUILDING COVERAGE	SITE		m ²
PERMITTED	1736 X 0.2	=	347.20
EXISTING		=	199.30
PROPOSED		=	240.00 COMPLIES
(INCLUDES DWELLING, EXTENSION, GARAGE, POOL HOUSE, BREEZEWAY) (EXCLUDES TIMBER DECKS AND UNCOVERED POOLS)			
MAX IMPERVIOUS AREA	SITE		m ²
PERMITTED	1736 X 0.35	=	607.60
EXISTING		=	392.20
PROPOSED		=	241.00
BUILDING COVERAGE AS NOTED ABOVE			
EXIST DRIVEWAY & PAVING TO REMAIN = 79.30			
PROPOSED EXTENSIONS TO DRIVEWAY & PAVING = 190.00			
TOTAL		=	509.30 COMPLIES
(EXCLUDES TIMBER DECKS AND UNCOVERED POOLS)			

LEGAL DESCRIPTION:

LOT-1
 DP-57907
 AREA-1763m²
 142 KONINI ROAD
 TITIRANGI
 ZONE - RESIDENTIAL - LARGE LOT ZONE

SITE INFORMATION

CLIMATE ZONE -	ZONE 1
EARTHQUAKE ZONE -	ZONE 1
CORROSION ZONE -	ZONE C
RAINFALL INTENSITY (RANGE) -	90-100mm
WIND ZONE (EXPERIMENTAL) -	EXTRA HIGH



TECHNITRADES ARCHITECTURE
 12 Ben Lomond Crescent, Pakuranga, Auckland 2010
 Phone (09) 5767166 | design@technitrades.co.nz

REV.	DESCRIPTION	BY	DATE	A3 Plot Scale	1:2
E	PROMAX SLIMLINE TANK LOCATED CLOSER TO GARAGE	MK	18-02-26	A1 Scale	1:100
D	GARAGE PLAN SIZE REDUCED	MK	29-01-26	A3 Scale	1:200
C	GARAGE WATER TANK RELOCATED, ASSOCIATED RETAINING ADDED	MK	18-09-25	Drawn	B.MILLWARD
B	GARAGE & POOLHOUSE MINOR SHIFT, FRONT STAIRS REVISED, SIDE STAIRS DELETED, AREAS TABLE MINOR ADJUSTMENT	MK	10-04-25		
A	RC APPLICATION	MK	10-12-24	A1 Plot Scale	1:1

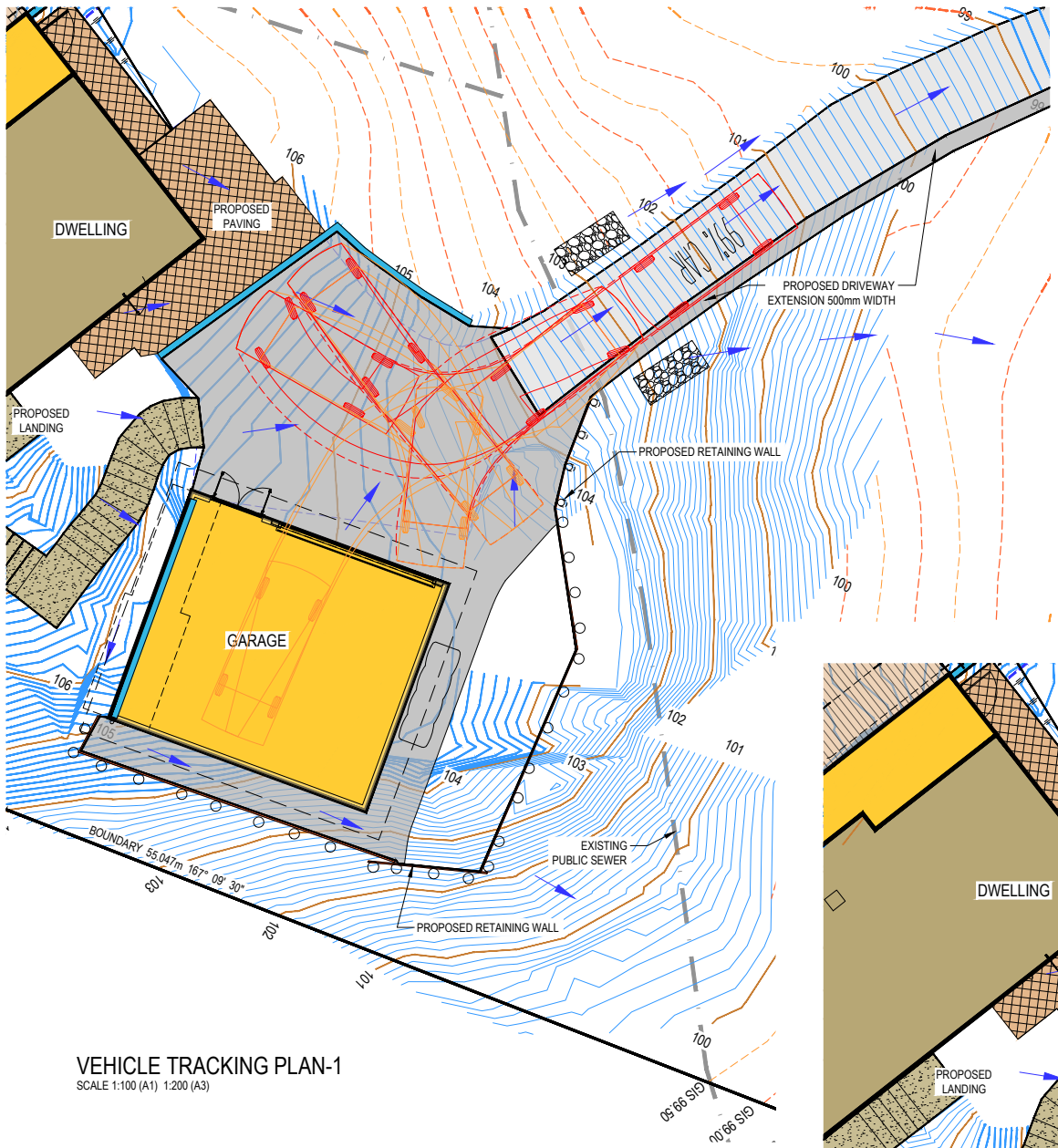
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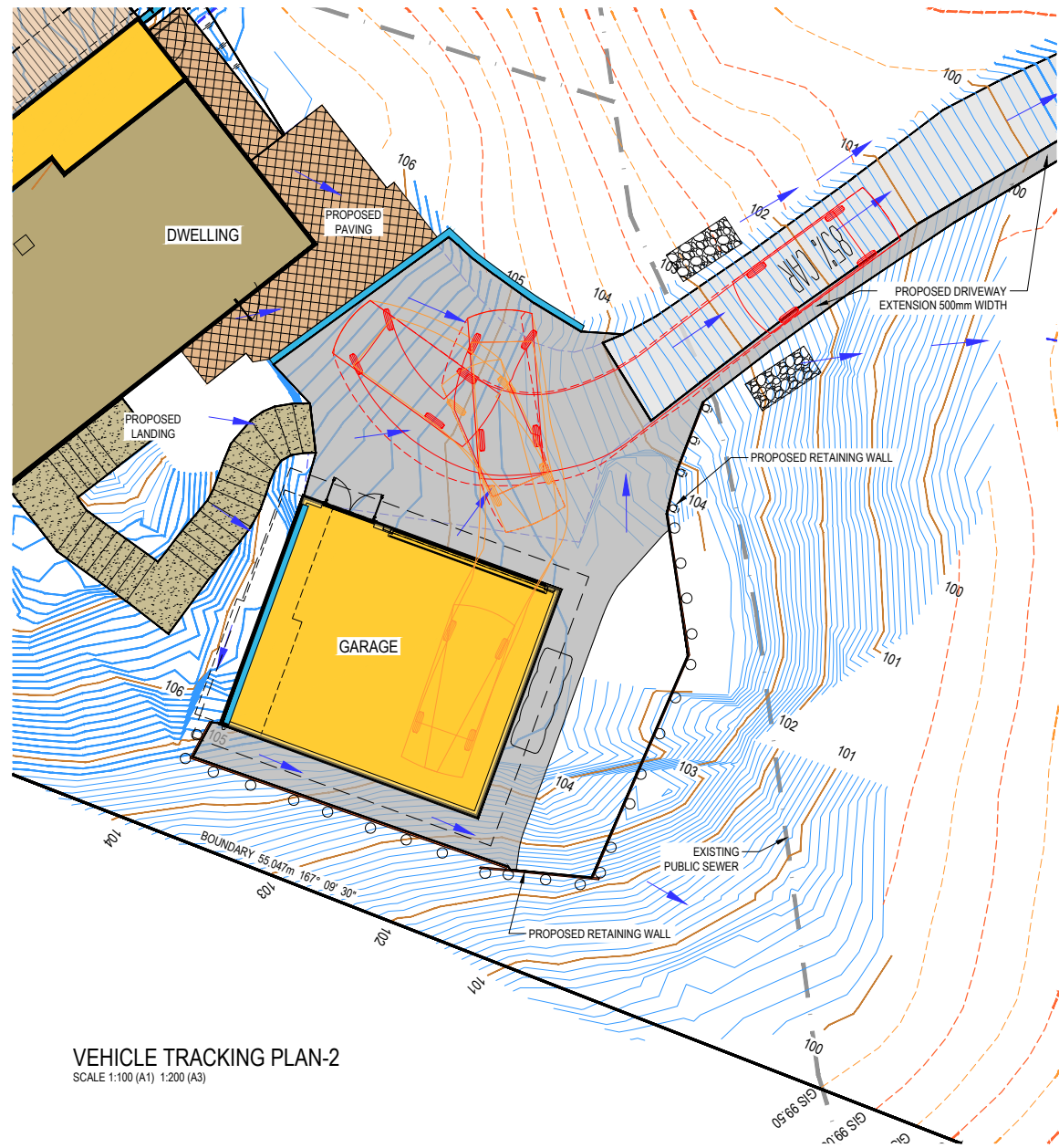
Project Title:
JOHNSTONE HOUSE
 PROPOSED RESIDENTIAL ALTERATIONS
 142 Konini Road, Titirangi, Auckland 0604

Drawing Title:
Proposed Site Plan

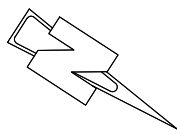
Drawing No: **3368-RC-02** Rev: **E**



VEHICLE TRACKING PLAN-1
SCALE 1:100 (A1) 1:200 (A3)



VEHICLE TRACKING PLAN-2
SCALE 1:100 (A1) 1:200 (A3)



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ARCHITECTURE

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REV.	DESCRIPTION	BY	DATE	A1 Scale.	1:100
E	PROMAX SLIMLINE TANK LOCATED CLOSER TO GARAGE	MK	18-02-26	A3 Scale.	1:200
D	GARAGE PLAN SIZE REDUCED	MK	29-01-26	Designed.	L.MEIKLEJOHN
C	GARAGE WATER TANK RELOCATED, ASSOCIATED RETAINING ADDED	MK	18-09-25	Drawn.	B.MILLWARD
B	GARAGE & POOLHOUSE MINOR SHIFT, FRONT STAIRS REVISED, SIDE STAIRS DELETED	MK	10-04-25		
A	RC APPLICATION	MK	10-12-24	A1 Plot Scale.	1:1
				A3 Plot Scale.	1:2

NOTES.
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Client Reference No.








Project Title:
JOHNSTONE HOUSE
PROPOSED RESIDENTIAL ALTERATIONS
142 Konini Road, Titirangi, Auckland 0604

Drawing Title:
Proposed Vehicle Tracking

3368-RC-03 Rev: E







LEGEND:

-  PROPOSED COVENANT AREA
-  PROPOSED MITIGATION PLANTING
-  PROPOSED MITIGATION PLANTING
BASE OF GARAGE RETAINING WALLS
COPROSMAS - 1.0m HIGH @ TIME OF PLANTING
-  PROPOSED MITIGATION PLANTING
3 x SPECIMAN TREES -
MANUKA - 1.8m HIGH @ TIME OF PLANTING
-  PROPOSED ADDITIONAL PLANTING
-  FRONT, SIDE AND REAR YARD SET-BACKS
-  SEA OVERLAY

SEA mitigation/compensation planting, for further details on planting species and density please refer to the Ecological Management Plan

CONTOURS LEGEND:

-  GIS 100.00 GEOMAPS 2024-10-07 CONTOUR MAJOR
-  GIS 99.50 GEOMAPS 2024-10-07 CONTOUR MINOR (500mm)
-  104 EXIST SURVEYED TOPO CONTOUR MAJOR
-  EXIST SURVEYED TOPO CONTOUR MINOR (200mm)



12 Ben Lomond Crescent, Pakuranga, Auckland 2010
Phone (09) 5767166 | design@technitrades.co.nz

REV.	DESCRIPTION	BY	DATE	A3 Plot Scale	1:2
E	GIS CONTOURS OUTSIDE TOPO AREA ADDED, PROMAX SLIMLINE TANK CLOSER TO GARAGE - ECOLOGY & COVENANT AREAS NOW INCLUDE PREVIOUS PROMAX TANK AREA.	MK	18-02-26	A1 Scale	1:100
D	FURTHER MITIGATION PLANTING ADDED. TOPO CONTOURS ADDED	MK	29-01-26	A3 Scale	1:200
C	GARAGE PLAN SIZE REDUCED	BM	15-12-25	Drawn	B.MILLWARD
B	RC APPLICATION	BM	10-10-25		
A	RC APPLICATION	MK	30-09-25	A1 Plot Scale	1:1

NOTES:
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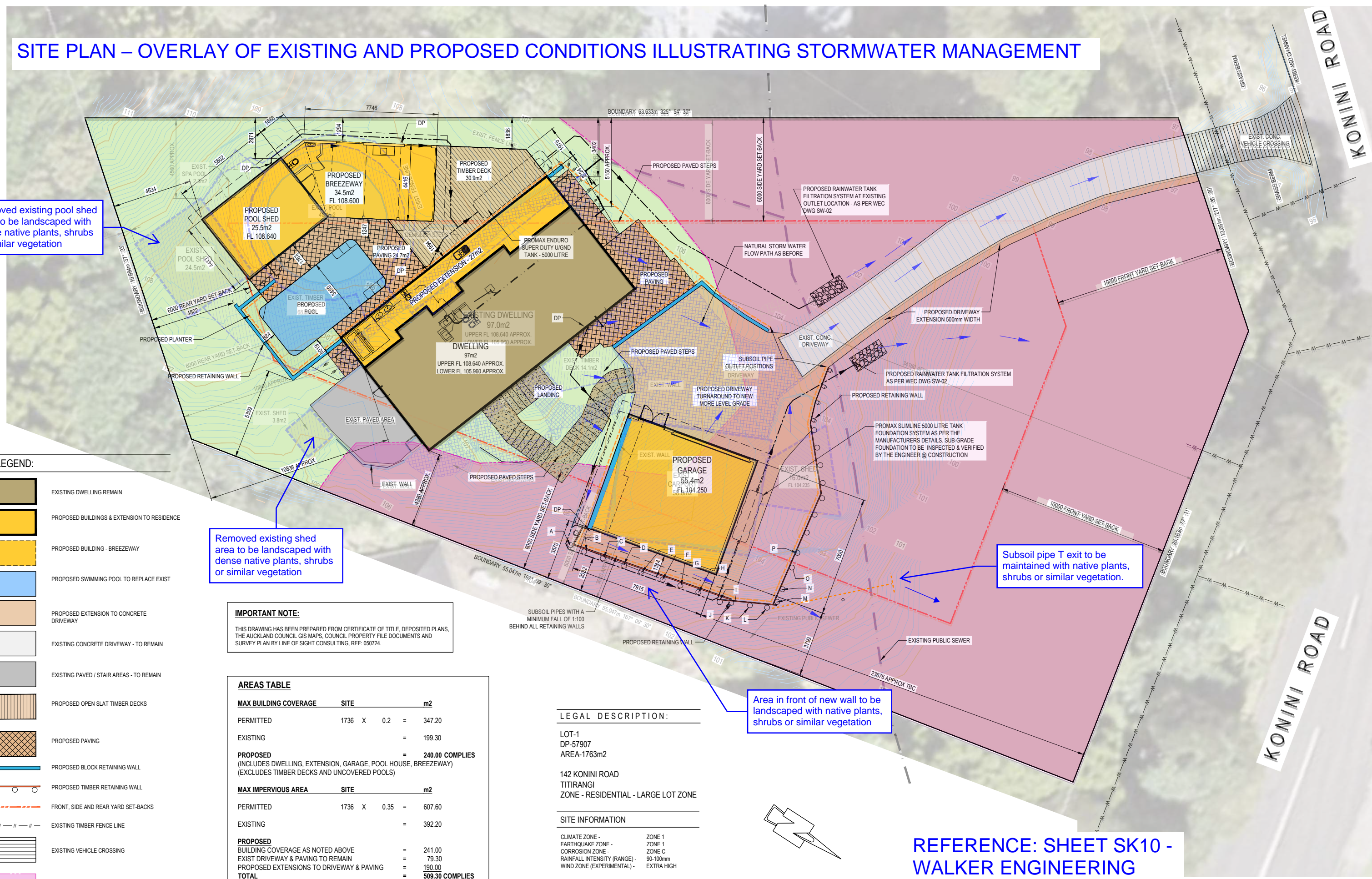
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Client Reference No.

Project Title:
JOHNSTONE HOUSE
PROPOSED RESIDENTIAL ALTERATIONS
142 Konini Road, Titirangi, Auckland 0604

Drawing Title:
Proposed SEA Mitigation Planting Plan

Drawing No: **3368-RC-07** Rev: **E**

SITE PLAN – OVERLAY OF EXISTING AND PROPOSED CONDITIONS ILLUSTRATING STORMWATER MANAGEMENT



Removed existing pool shed area to be landscaped with dense native plants, shrubs or similar vegetation

Removed existing shed area to be landscaped with dense native plants, shrubs or similar vegetation

Subsoil pipe T exit to be maintained with native plants, shrubs or similar vegetation.

Area in front of new wall to be landscaped with native plants, shrubs or similar vegetation

- LEGEND:**
- EXISTING DWELLING REMAIN
 - PROPOSED BUILDINGS & EXTENSION TO RESIDENCE
 - PROPOSED BUILDING - BREEZEWAY
 - PROPOSED SWIMMING POOL TO REPLACE EXIST
 - PROPOSED EXTENSION TO CONCRETE DRIVEWAY
 - EXISTING CONCRETE DRIVEWAY - TO REMAIN
 - EXISTING PAVED / STAIR AREAS - TO REMAIN
 - PROPOSED OPEN SLAT TIMBER DECKS
 - PROPOSED PAVING
 - PROPOSED BLOCK RETAINING WALL
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 - EXISTING VEHICLE CROSSING
 - SEA OVERLAY
 - OVERLAND FLOW PATH/VEGETATION

IMPORTANT NOTE:
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AREAS TABLE

MAX BUILDING COVERAGE	SITE		m ²
PERMITTED	1736 X 0.2	=	347.20
EXISTING		=	199.30
PROPOSED		=	240.00 COMPLIES
<small>(INCLUDES DWELLING, EXTENSION, GARAGE, POOL HOUSE, BREEZEWAY) (EXCLUDES TIMBER DECKS AND UNCOVERED POOLS)</small>			
MAX IMPERVIOUS AREA	SITE		m ²
PERMITTED	1736 X 0.35	=	607.60
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PROPOSED		=	241.00
<small>BUILDING COVERAGE AS NOTED ABOVE</small>			
EXIST DRIVEWAY & PAVING TO REMAIN		=	79.30
PROPOSED EXTENSIONS TO DRIVEWAY & PAVING		=	190.00
TOTAL		=	509.30 COMPLIES
<small>(EXCLUDES TIMBER DECKS AND UNCOVERED POOLS)</small>			

LEGAL DESCRIPTION:
LOT-1
DP-57907
AREA-1763m²

142 KONINI ROAD
TITIRANGI
ZONE - RESIDENTIAL - LARGE LOT ZONE

SITE INFORMATION
CLIMATE ZONE - ZONE 1
EARTHQUAKE ZONE - ZONE 1
CORROSION ZONE - ZONE C
RAINFALL INTENSITY (RANGE) - 90-100mm
WIND ZONE (EXPERIMENTAL) - EXTRA HIGH

REFERENCE: SHEET SK10 - WALKER ENGINEERING

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12 Ben Lomond Crescent, Pakuranga, Auckland 2010
Phone (09) 5767166 | design@technitrades.co.nz

REV.	DESCRIPTION	BY	DATE	A3 Plot Scale	1:2
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D	GARAGE PLAN SIZE REDUCED	MK	29-01-26	A3 Scale	1:200
C	GARAGE WATER TANK RELOCATED, ASSOCIATED RETAINING ADDED	MK	18-09-25	Drawn	B.MILLWARD
B	GARAGE & POOLHOUSE MINOR SHIFT, FRONT STAIRS REVISED, SIDE STAIRS DELETED, AREAS TABLE MINOR ADJUSTMENT	MK	10-04-25		
A	RC APPLICATION	MK	10-12-24	A1 Plot Scale	1:1

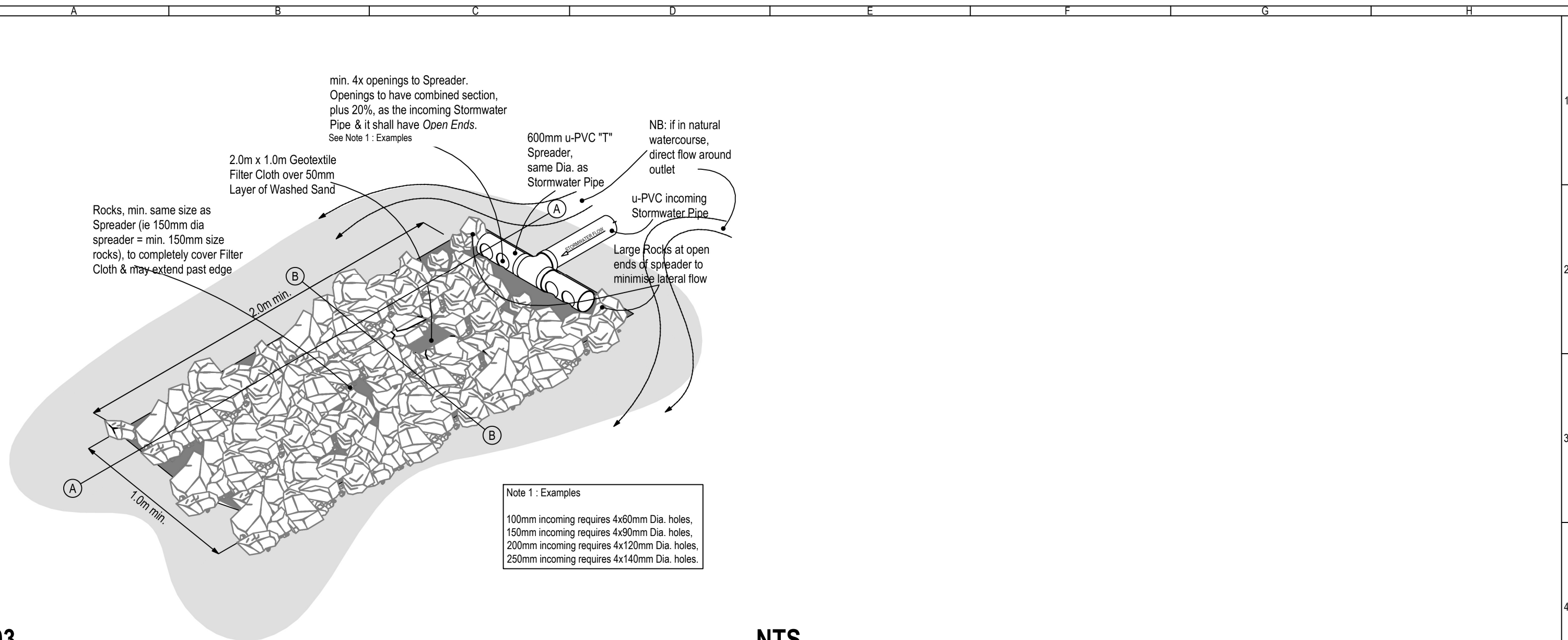
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Project Title:
JOHNSTONE HOUSE
PROPOSED RESIDENTIAL ALTERATIONS
142 Konini Road, Titirangi, Auckland 0604

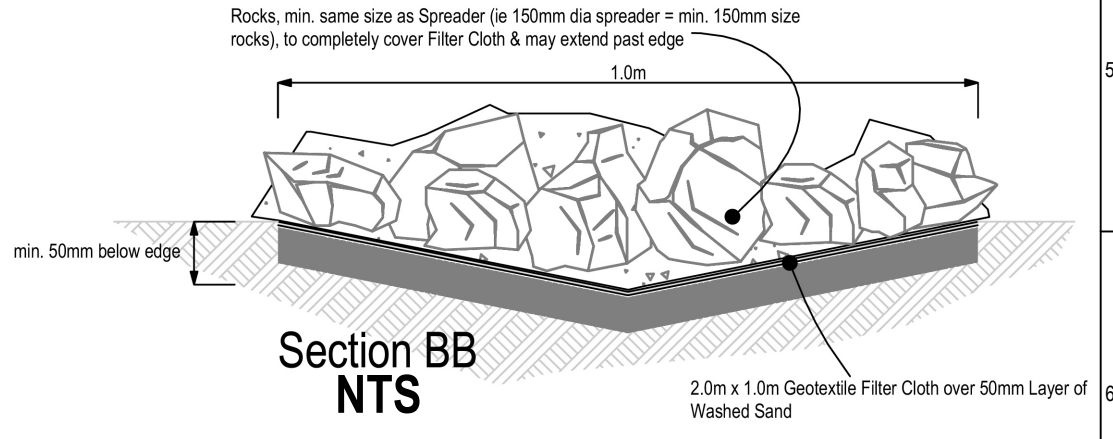
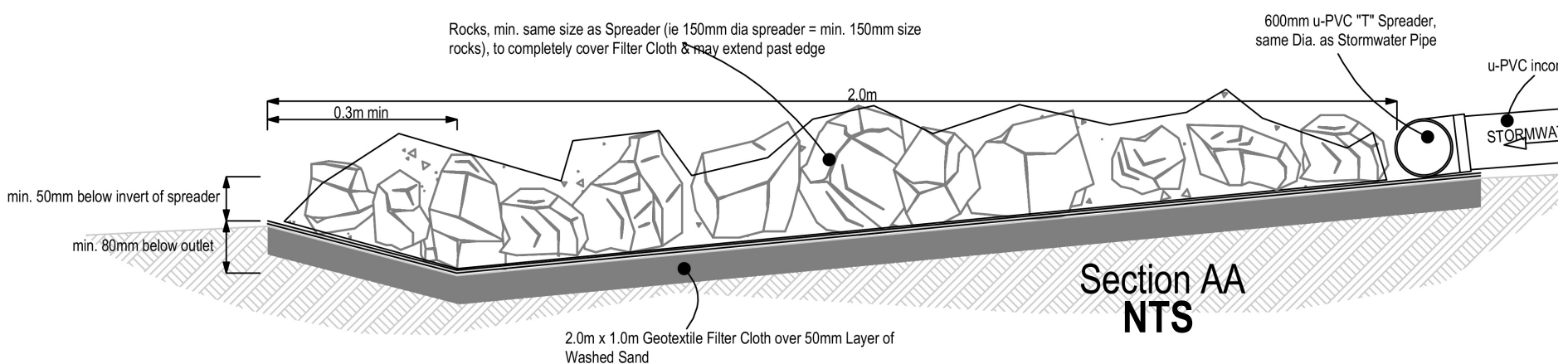
Drawing Title:
Proposed Site Plan

Drawing No: **3368-RC-02** Rev: **E**



03

NTS



Surveyed:	LOSC				
Designed:	PW				
Drawn:	JLB	01	FOR CONSENT	PW	NOVEMBER 2024
Checked:	PW	Rev	Revision Details	Approved by	Date

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 Phone: 022 534 4973
 Email: peter@walkereng.co.nz
 Website: www.walkereng.co.nz

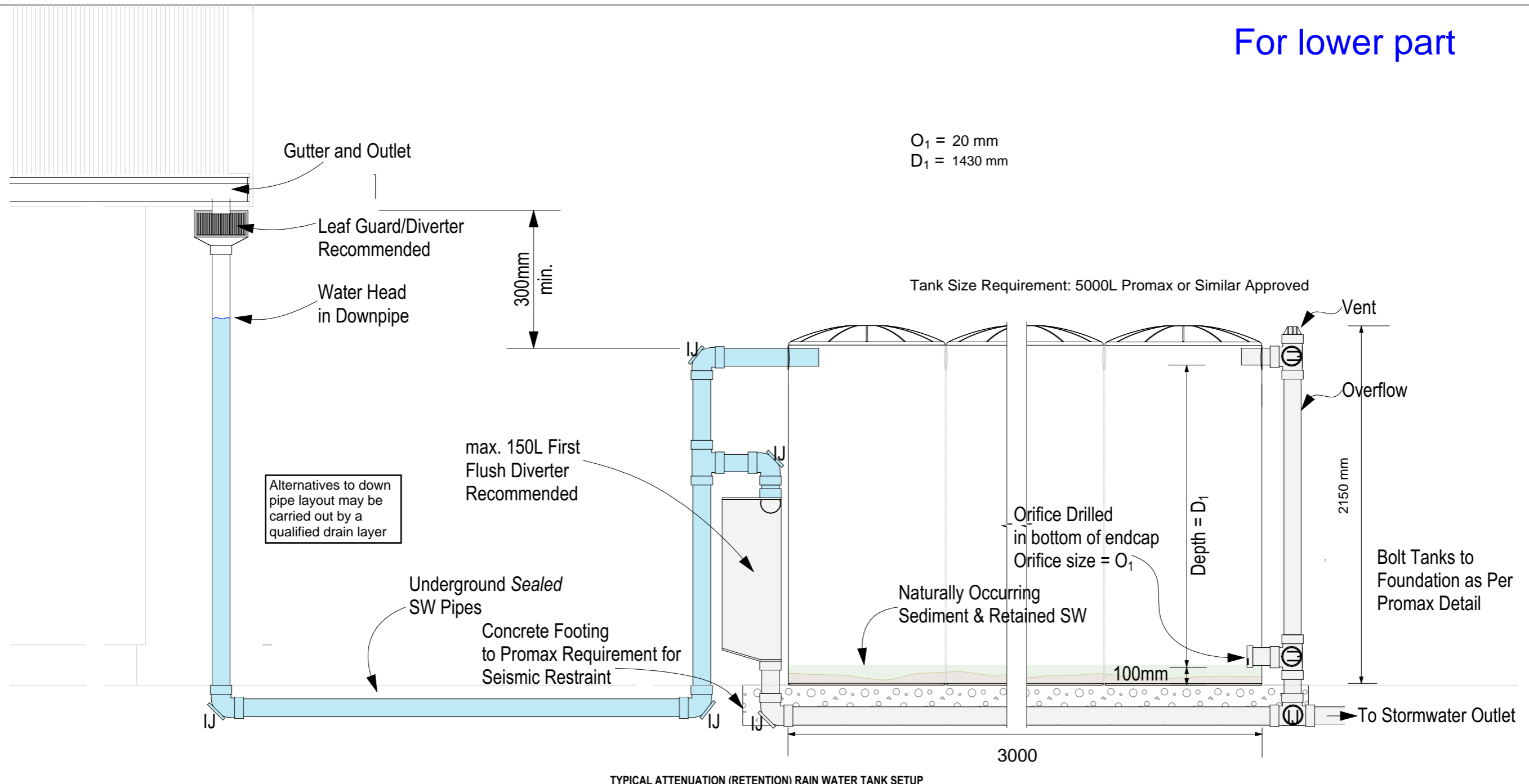


Client: HUGH JOHNSTONE
 Project Title: HUGH JOHNSTONE 142 KONINI ROAD, AUCKLAND - SED

Sheet Title: RAIN-WATER TANK FILTRATION SYSTEM

Job #:	24106	Scale (A3 Original):	As Shown
Client Drawing #:	SW02	Sheet #:	01

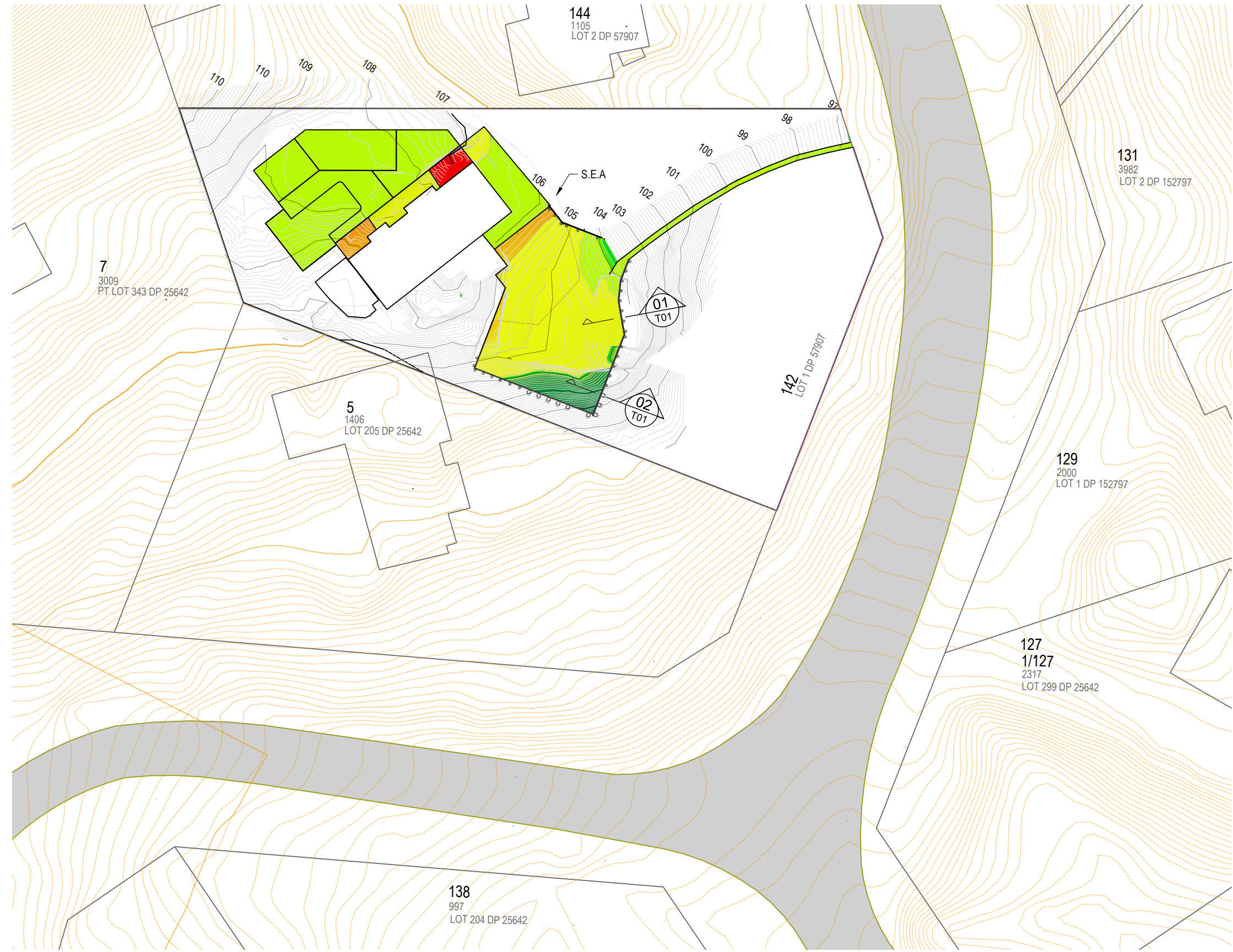
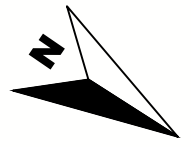
For lower part



TYPICAL ATTENUATION (RETENTION) RAIN WATER TANK SETUP

E1 - SW Attenuation & Connection 1/2

Sheet: SK2



ESTIMATED EARTHWORKS VOLUMES:

1. Total:

Cut = ± 230.0m³
 Fill = ± 35.4m³

2. Within the SEA & Outside of the Existing driveway formation:

Cut = ± 37.72m³
 Fill = ± 35.4m³

3. Within SEA & Existing driveway formation:

Cut = ± 40.4m³
 Fill = ± 0.0m³

4. Outside of SEA (Strategic Environmental Assessment):

Cut = ± 151.8m³
 Fill = ± 0.0m³

DEPTH RANGE KEY

Lower	to	Upper_Value	Colour
-2.0	to	-1.5 m	Red
-1.5	to	-1.0 m	Orange
-1.0	to	-0.5 m	Yellow
-0.5	to	-0.25 m	Light Green
0.0			White
0.0	to	+0.25 m	Light Green
+0.25	to	+0.5 m	Green
+0.5	to	+1.0 m	Dark Green
+1.0	to	+1.5 m	Very Dark Green
+1.5	to	+2.0 m	Dark Green
+2.0	to	+2.5 m	Very Dark Green
+2.5	to	+3.0 m	Dark Green
+3.0	to	+3.5 m	Very Dark Green

EARTHWORKS PLAN
 Scale 1:250

Surveyed:	LOSC				
Designed:	PW				
Drawn:	JLB	01	FOR CONSENT	PW	NOVEMBER 2024
Checked:	PW	Rev	Revision Details	Approved by	Date

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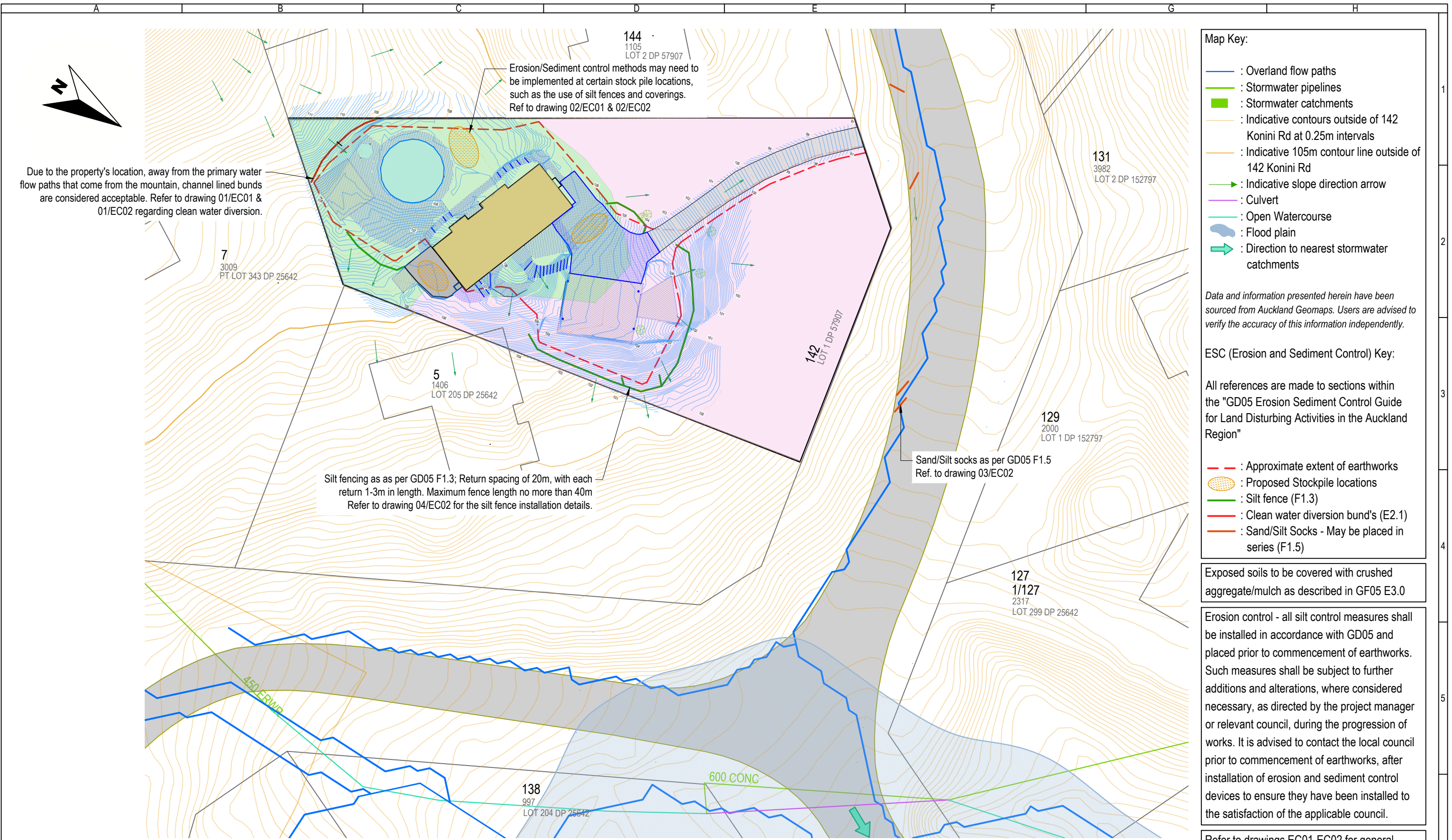
Walker Engineering
 Consultants Limited
 Phone: 022 534 4973
 Email: peter@walkereng.co.nz
 Website: www.walkereng.co.nz



Client:
 HUGH JOHNSTONE
 Project Title:
 HUGH JOHNSTONE 142
 KONINI ROAD, AUCKLAND -
 SED

Sheet Title:
 SITE EARTHWORKS PLAN

Job #:	24106	Scale (A3 Original):	As Shown
Client Drawing #:		Sheet #:	ISO
		Rev No.:	01



Due to the property's location, away from the primary water flow paths that come from the mountain, channel lined bunds are considered acceptable. Refer to drawing 01/EC01 & 01/EC02 regarding clean water diversion.

Erosion/Sediment control methods may need to be implemented at certain stock pile locations, such as the use of silt fences and coverings. Ref to drawing 02/EC01 & 02/EC02

Silt fencing as per GD05 F1.3; Return spacing of 20m, with each return 1-3m in length. Maximum fence length no more than 40m. Refer to drawing 04/EC02 for the silt fence installation details.

Sand/Silt socks as per GD05 F1.5. Ref. to drawing 03/EC02

- Map Key:**
- : Overland flow paths
 - : Stormwater pipelines
 - : Stormwater catchments
 - : Indicative contours outside of 142 Konini Rd at 0.25m intervals
 - : Indicative 105m contour line outside of 142 Konini Rd
 - : Indicative slope direction arrow
 - : Culvert
 - : Open Watercourse
 - : Flood plain
 - : Direction to nearest stormwater catchments

Data and information presented herein have been sourced from Auckland Geomaps. Users are advised to verify the accuracy of this information independently.

ESC (Erosion and Sediment Control) Key:

All references are made to sections within the "GD05 Erosion Sediment Control Guide for Land Disturbing Activities in the Auckland Region"

- - - : Approximate extent of earthworks
- : Proposed Stockpile locations
- : Silt fence (F1.3)
- : Clean water diversion bund's (E2.1)
- : Sand/Silt Socks - May be placed in series (F1.5)

Exposed soils to be covered with crushed aggregate/mulch as described in GF05 E3.0

Erosion control - all silt control measures shall be installed in accordance with GD05 and placed prior to commencement of earthworks. Such measures shall be subject to further additions and alterations, where considered necessary, as directed by the project manager or relevant council, during the progression of works. It is advised to contact the local council prior to commencement of earthworks, after installation of erosion and sediment control devices to ensure they have been installed to the satisfaction of the applicable council.

Refer to drawings EC01-EC02 for general sediment control details

ESC EROSION & SEDIMENT CONTROL FOR EXISTING SITE: PLAN
Scale 1:400

Surveyed:	LOSC				
Designed:	PW				
Drawn:	JLB	01	FOR CONSENT	PW	NOVEMBER 2024
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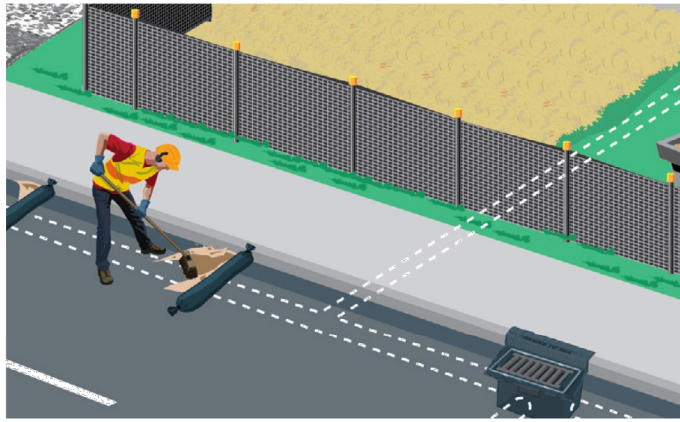
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Client: HUGH JOHNSTONE
Project Title: HUGH JOHNSTONE 142 KONINI ROAD, AUCKLAND - SED

Sheet Title: EROSION AND SEDIMENT CONTROL PLANS

Job #:	24106	Scale (A3 Original):	As Shown
Client Drawing #:	ESC	Sheet #:	01
Rev No:			



- How?**
- Retain as much vegetation cover as possible.
 - Do your work in stages.
 - Use mulch, hay, pea straw or other material to cover exposed areas.
 - Keep a berm of grass around the outside of the site to keep hold of water and allow another layer of filtration.
 - Revegetate exposed areas as rapidly as possible.
- Why?**
- Uncovered areas can be easily eroded.
 - The less soil that is exposed, the less that can be washed away.



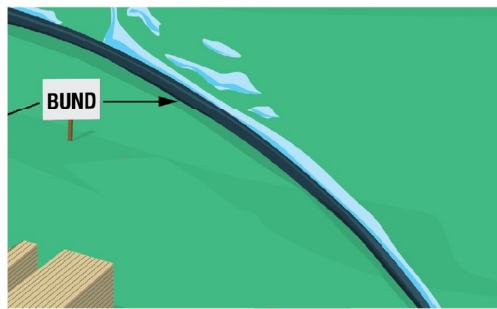
- How?**
- Cover stockpiles with mulch, straw or a tarpaulin as soon as practicable to prevent soil loss.
 - Soil and other materials should be stockpiled away from kerbs and areas where run-off may enter the stormwater system or drains.
 - Use a silt fence around a stockpile or on the downhill side of the stockpile to contain sediment.
 - Avoid locating a stockpile in a low-lying area which may form part of the natural drainage pattern of the site.
- Why?**
- Exposing soil stockpiles to rainfall can result in surface run-off.
 - Uncovered soil can be blown off the site.
- Maintenance**
- Check after each rainfall event.

01 **Minimize Exposed Areas**
Sediment and erosion control guideline

NTS

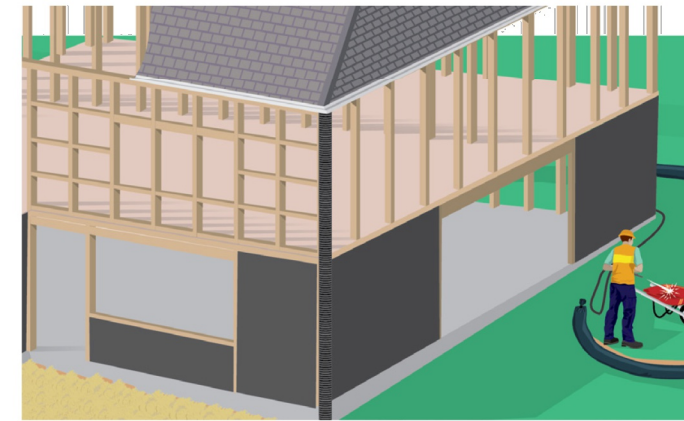
02 **Manage Stockpiles**
Sediment and erosion control guideline

NTS



- How?**
- Create a diversion channel or contour drain above the earthworks on the site so clean water does not enter the work area.
 - Ensure sediment-laden water from the works area is channelled to an appropriate area where it can be retained onsite.

- Why?**
- Left unmanaged, dirty water will contaminate clean water and increase the amount of treatment control devices required to prevent sediment leaving the site.
 - Divert clean rainwater away from your exposed worksite to prevent it from dislodging sediment.
 - Prevent diverted water from adversely affecting neighbouring properties or public areas.
- Maintenance**
- Ensure diversion channels and bunds have not been eroded by rainfall.
 - Remove accumulated sediment from retention area.



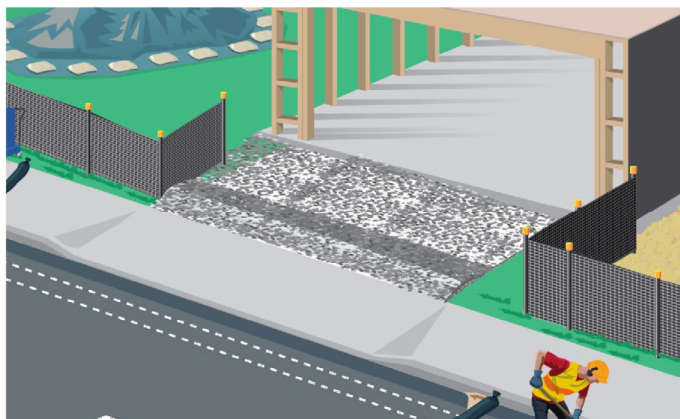
- How?**
- Use temporary downpipes once you have installed your roof and gutters.
 - Alternatively, non-erosive, temporary ground cover shall be placed under downpipes to prevent splash erosion and divert water to turf areas on the site.
- Why?**
- Installing drainage early enables you to remove clean water from your site – keeping clean water clean.
 - Reduces the amount of water requiring treatment.
- Maintenance**
- Regularly check that the temporary downpipes are securely fastened before and after rainfall events.

03 **Clean Water Diversion**
Sediment and erosion control guideline

NTS

04 **Connection to Stormwater System**
Sediment and erosion control guideline

NTS



- How?**
- A minimum entranceway should:
 - have a 150mm thick layer of 65-100mm aggregate
 - be long enough for your site with “wings ” (to allow for vehicles cutting corners)
 - be 4m minimum width, with 1.5m wide “wings ” on either side to cater for larger delivery vehicles
 - Use large washed aggregate.
 - Do not use materials such as sand, crushed concrete or asphalt to make your entranceway as they are not effective.
- Why?**
- A stabilised entrance way will enable vehicles to be kept off exposed soil and clay.
 - A stabilised entrance way is required to prevent vehicles tracking mud and clay onto the road (which is a common source of complaints to Council).
 - Soil and contaminants can be washed directly off your site onto the road making it slippery and dangerous. They can then enter the stormwater system by rain or create a dust nuisance in dry weather.

- Maintenance**
- Inspect weekly and after each rainfall event.
 - Maintain the stabilised driveway to prevent sediment from leaving the construction site.
 - Remove sediments from sealed pavements by sweeping. Do not use a water truck to wash the road as this will wash any sediment into the stormwater system.
 - Soil or other aggregate material should be swept back onto the site and not onto the road.

05 **Stabilise Construction Entranceway**
Sediment and erosion control guideline

NTS

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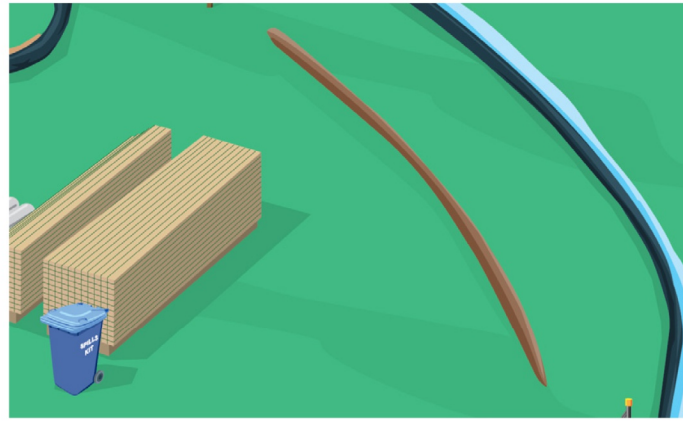
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Client:
HUGH JOHNSTONE
Project Title:
HUGH JOHNSTONE 142
KONINI ROAD, AUCKLAND -
SED

Sheet Title:
GENERAL SEDIMENT CONTROL
SHEET 01

Job #:
24106
Scale (A3 Original):
As Shown
Client Drawing #:
EC01
Sheet #:
Rev No:
01



- How?**
- Construct a compacted earth bund around the outer edges of your site.
 - Construct a bund through compacting clay or topsoil and cover them with geotextile cloth.
- Why?**
- Earth bunds will divert clean rainwater from the exposed works and provide a barrier for the retention of dirty water allowing sediment to settle out.
- Maintenance**
- Earth bunds need to be checked regularly throughout the build to ensure they are still providing an effective barrier.
 - Soil needs to be recompacted to provide an effective barrier should damage occur.



- Regularly check and systematically carry out audits to ensure the controls onsite are maintained to the appropriate standard.
- Be ready to alter your site controls as the site or conditions change.
- Create a checklist to ensure all appropriate measures are in place on the site.
- Continue to educate staff and share ideas on how to maintain sediment and erosion controls on your site.
- Work as a team to get it right and take pride in doing your part in protecting our environment and region.

01

Earth Bunds Retain Soil and Prevent Run-off
Sediment and erosion control guideline

NTS

02

Manage Stockpiles
Sediment and erosion control guideline

NTS



Drain/catchpit protection should not be used as your only means of control. Talk to your compliance officer about what option would best suit your site

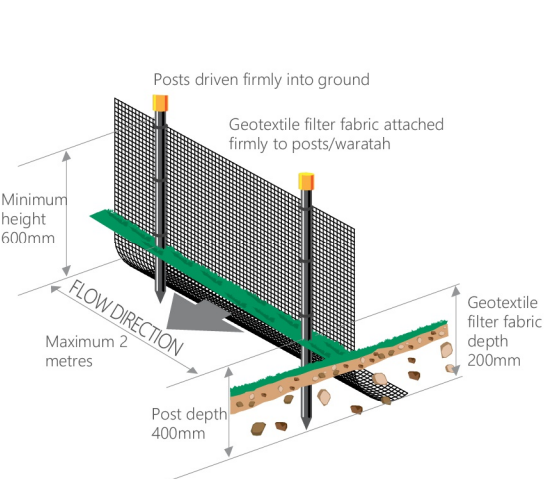
- How?**
- When installing catchpit controls:
- Protection measures should be installed before works start.
 - Ensure the filter cloth covers the extent of the grate and the inlet at the back.
 - Install a series of sand socks in the kerb and channel before the catchpit to intercept the stormwater – this will slow the velocity of the water allowing more sediment to settle out of the water.
 - Remember to remove the filter cloth after you have completed your project.

- Why?**
- Catchpit/drain protection measures are placed within or around stormwater inlets to intercept sediment-laden run-off before it enters the Council's stormwater system.
 - Drain or catchpit protection should only be considered as your secondary protection and is designed to assist your primary site controls such as a bund or silt fence.
- Maintenance**
- Ensure that your catchpit protection remains effective by checking it once a week and following large rain events.

03

Drain/Catchpit Protection
Sediment and erosion control guideline

NTS



- How?**
- Correct installation of a silt fence is critical to its performance. To be effective a silt fence needs to:
 - be installed in a trench 200mm deep by 100mm wide.
 - have waratahs or posts hammer-staked at least 400mm deep on the downhill side of the fabric, no more than 2m apart.
 - be 600mm high above the ground, with an additional 200mm of cloth below ground in the trench.
 - have each end of the fence return up the slope by roughly 2m to prevent water going around the edges.
 - be anchored by backfilling the trench and placing soil on top of the fabric.
 - it is recommended that woven 100-micron geotextile cloth is used.
 - weedmat and other materials (including tarpaulins) do not work properly as silt fences and should not be used.
- Why?**
- A silt fence is a temporary barrier used to intercept dirty water and retain sediment on site.
 - A silt fence is installed around the downhill side of your site to contain sediment – to ensure that when rainfall events occur, muddy water stays behind the fence.
 - Silt fences should be used for containing stockpiles of earth or other areas of disturbed soil or clay on your site.

- Maintenance**
- Inspect silt fences at least once a week and after a rain event. Fences should also be checked for wind damage.
 - Remove accumulated sediment to a secure area when it reaches 50% of the fabric height. This will reduce pressure and allow for adequate sediment storage.
 - Check the integrity of the fence to confirm effectiveness - replace or reinstate where required.
 - A silt fence should remain in place until the site is stabilised or the exposed area is less than 100m².
 - Where water ponds behind the fence, extra support should be provided.

04

Silt Fences
Sediment and erosion control guideline

NTS

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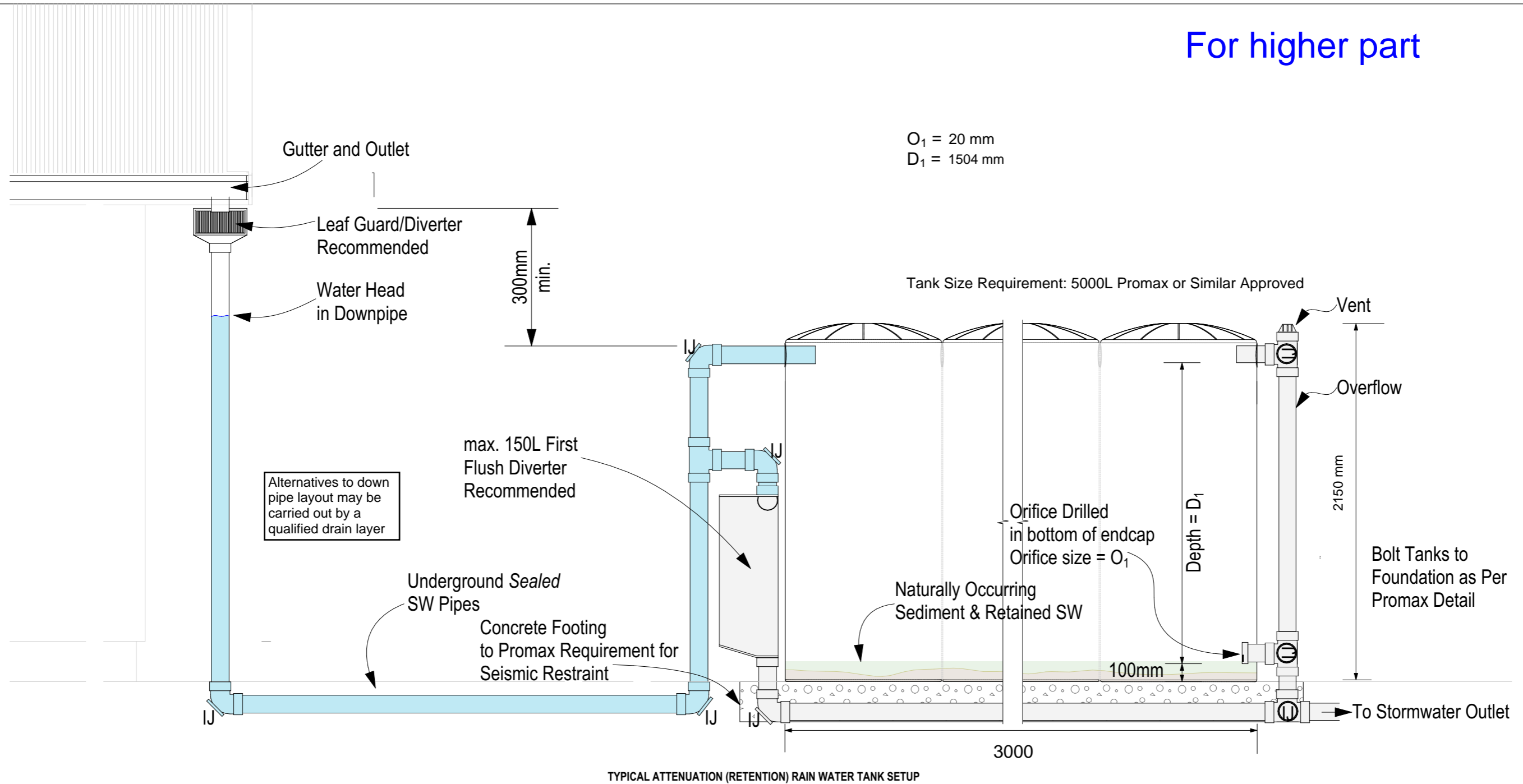


Client:
HUGH JOHNSTONE
Project Title:
HUGH JOHNSTONE 142
KONINI ROAD, AUCKLAND -
SED

Sheet Title:
GENERAL SEDIMENT CONTROL
SHEET 02

Job #:	24106	Scale (A3 Original):	As Shown
Client Drawing #:	EC02	Sheet #:	01
Rev No:			

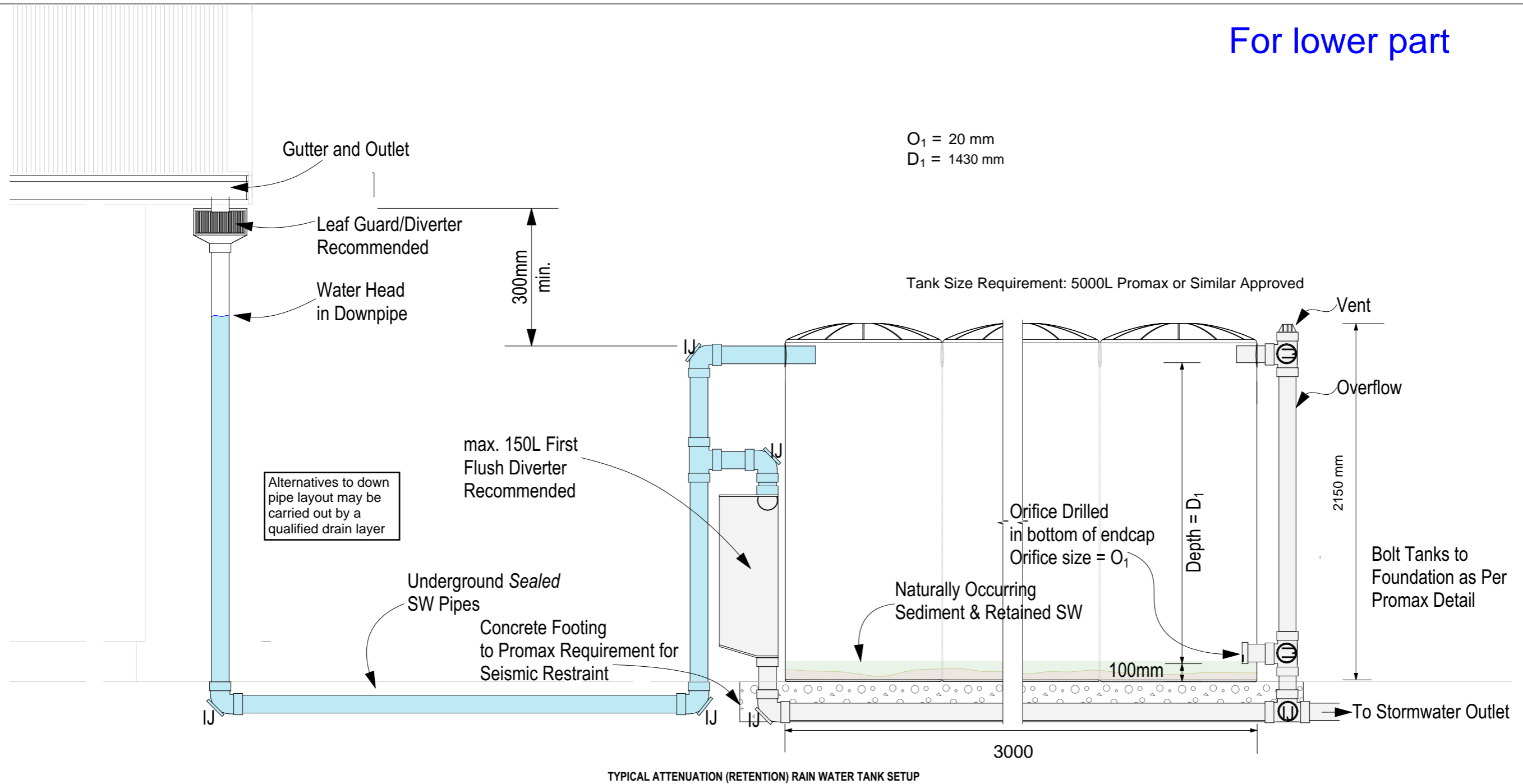
For higher part



E1 - SW Attenuation & Connection 1/2

Sheet: SK1

For lower part



E1 - SW Attenuation & Connection 1/2

Sheet: SK2

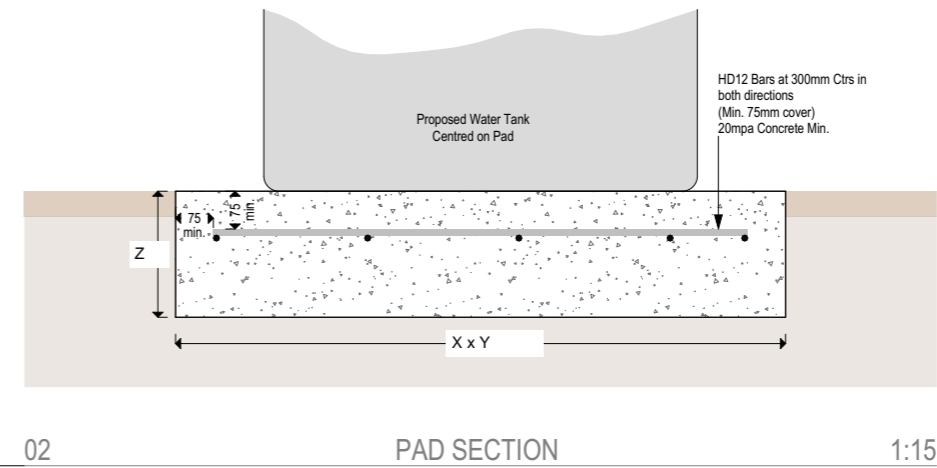
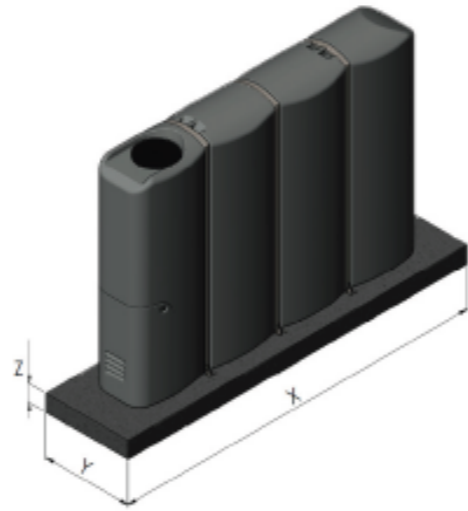
Slimline Installation to meet Seismic Specification (0.39 CDT)



1. Concrete base

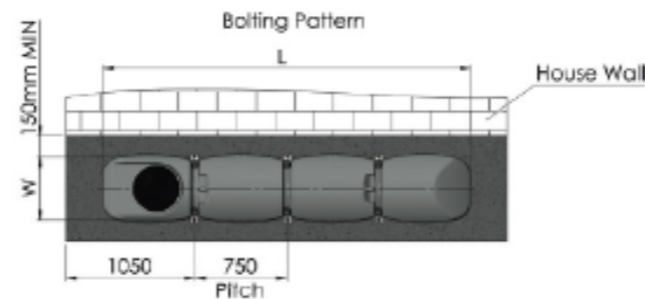
- Concrete must be 20 MPA or higher.
- Reinforced with HD12 bars @ 300mm Centres, 75mm cover.

CAPACITY	X	Y	Z
1000L	2250mm	610mm	150mm
2000L	2250mm	870mm	150mm
3000L	3000mm	870mm	250mm
5000L	3000mm	1210mm	250mm



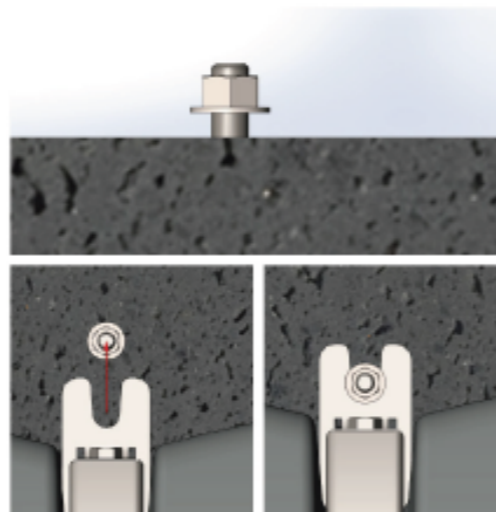
2. Marking

- Mark out the bolting pattern for the Slimline tank onto the concrete pad.
- Allow minimum 150mm between tank and house wall or fence.
- 1000L : W = 320mm
- 2000L : W = 520mm
- 3000L : W = 520mm
- 5000L : W = 860mm



2. Bolting

- Drill the 3 x 18mm holes in concrete for Spatec bolts closest to house/fence.
- Insert 12mm Spatec bolts and thread on the nut allowing approximately 12mm between the concrete and the underside of the nut.
- Position Slimline tank on the concrete pad and push the tank sideways towards the house wall/fence until the Slimline tank feet are held captive by these nuts.
- Now drill the remaining three bolts on the outside of the Slimline tank, insert and tighten the nuts on the feet of the tank.



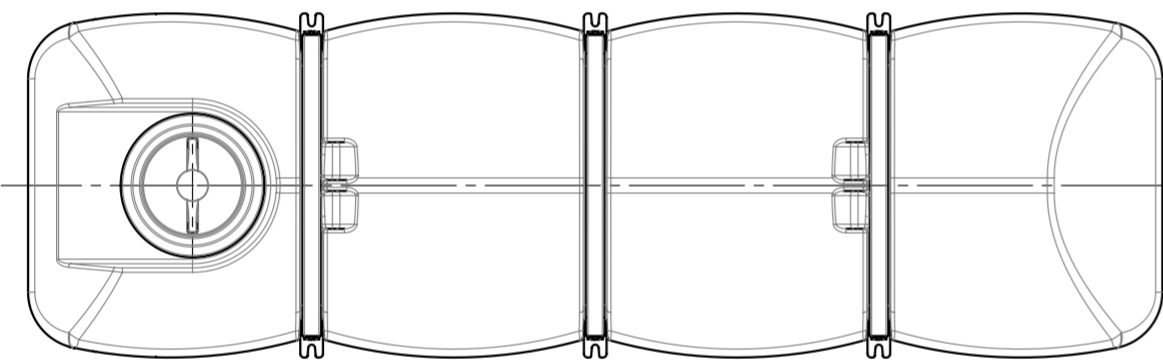
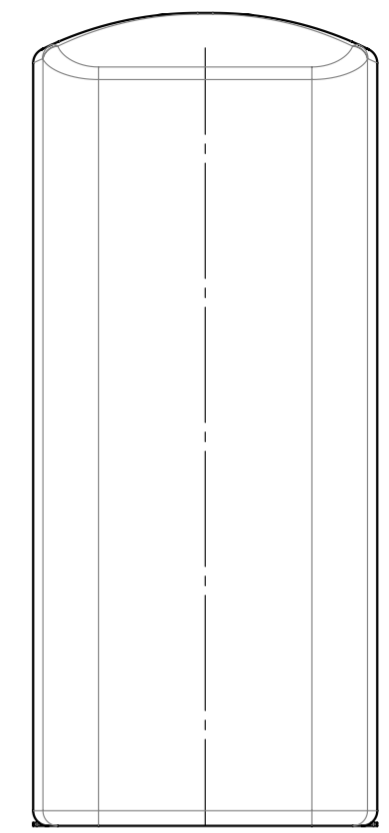
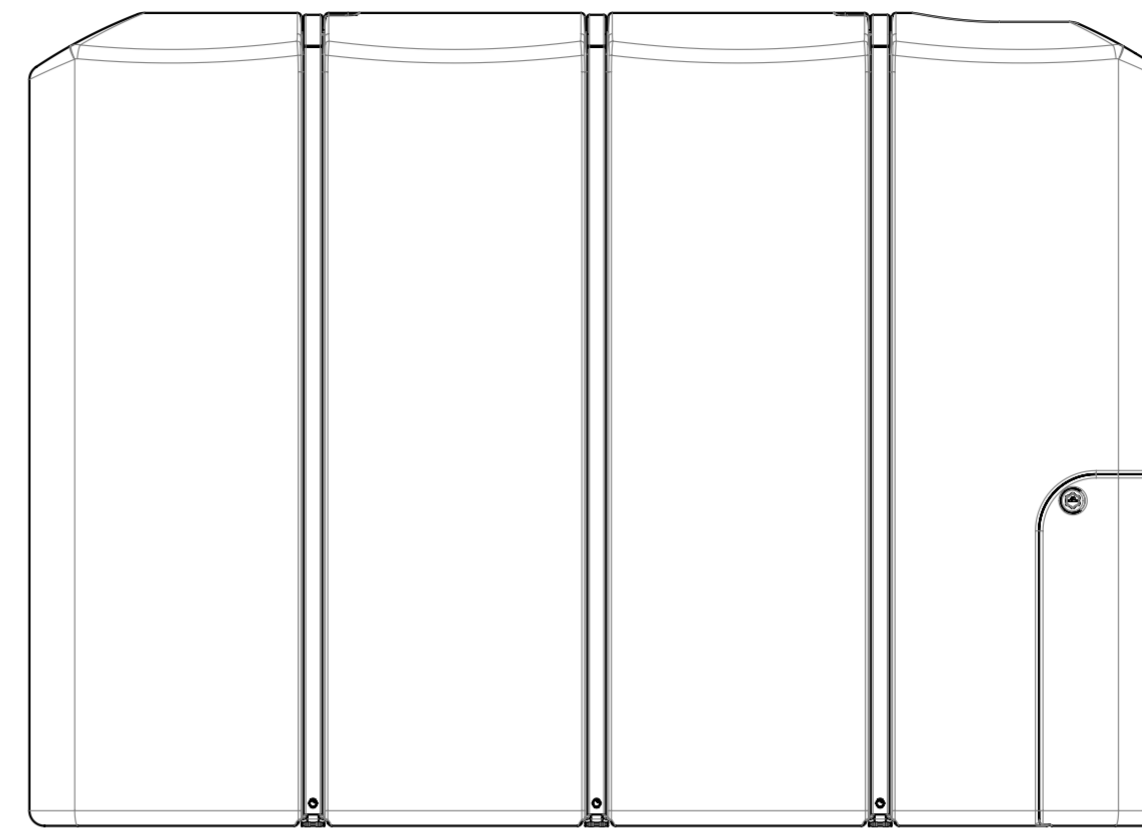
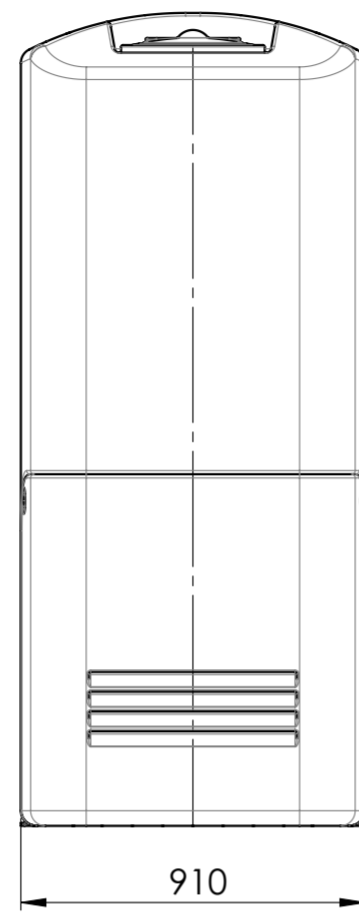
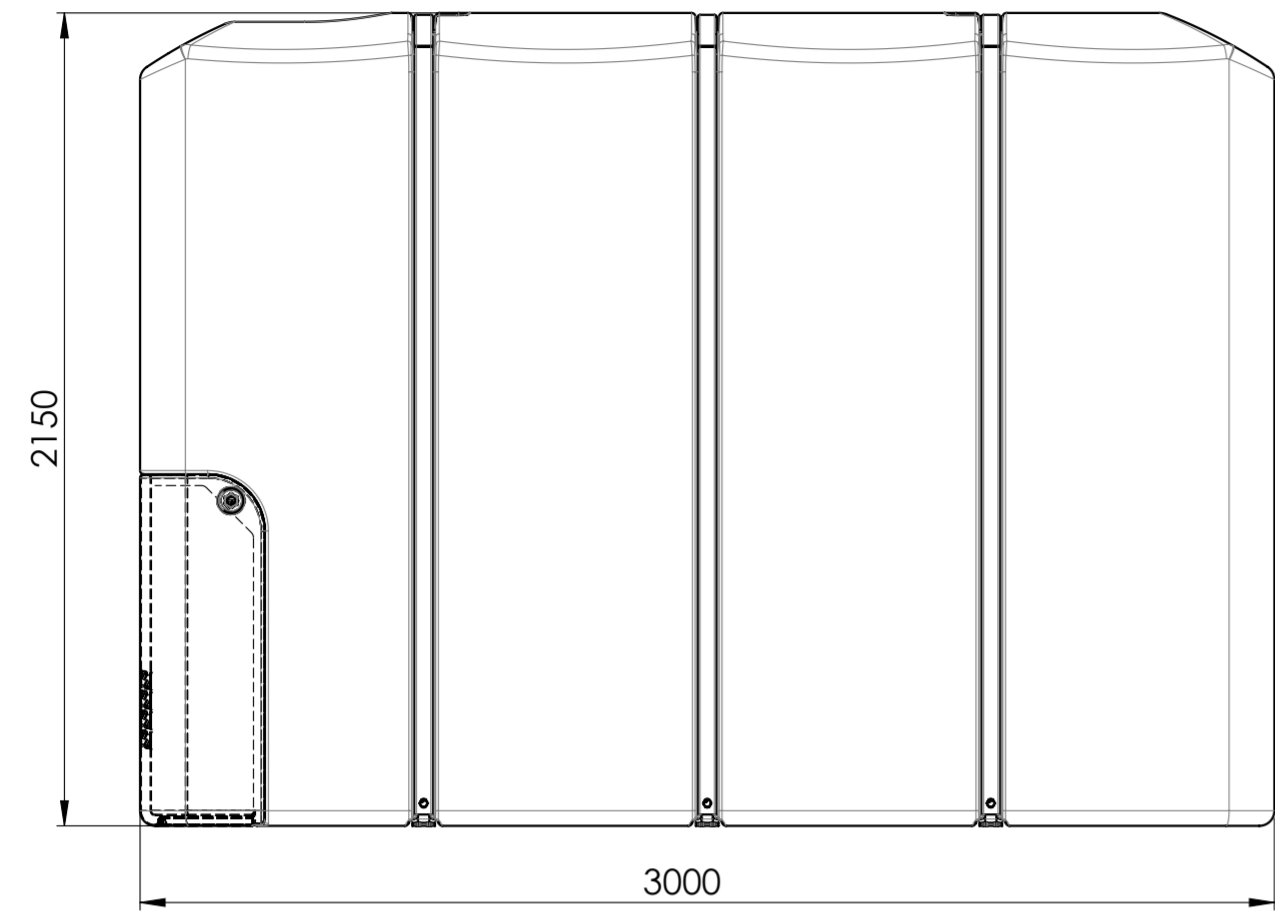
E1 - SW Attenuation & Connection 2/2

Sheet: SK3

Job Customer: _____

Title: _____

Ref: _____

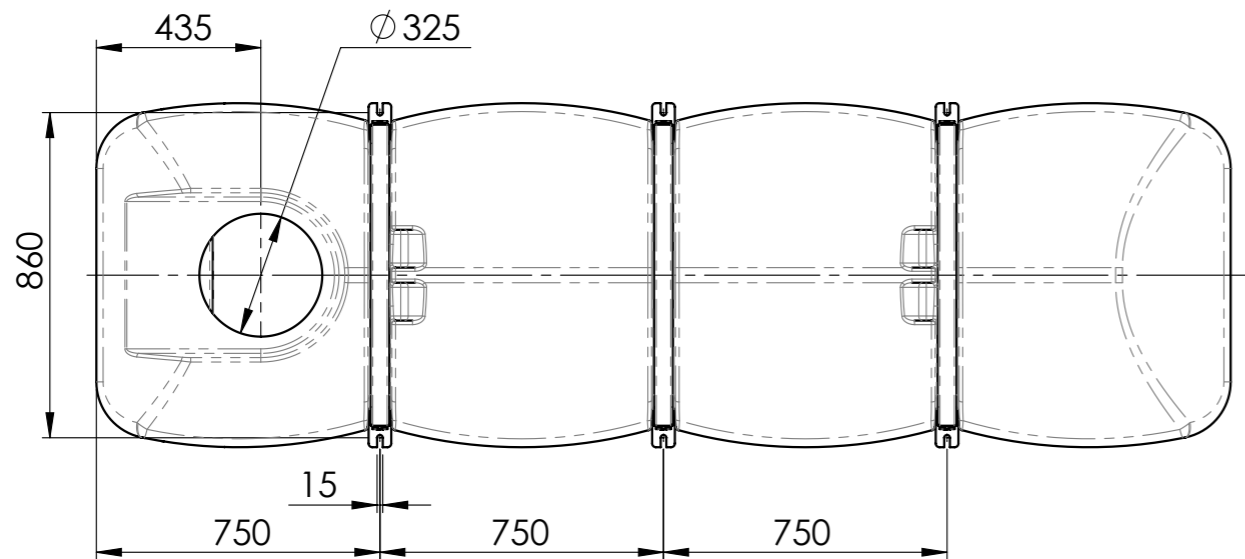
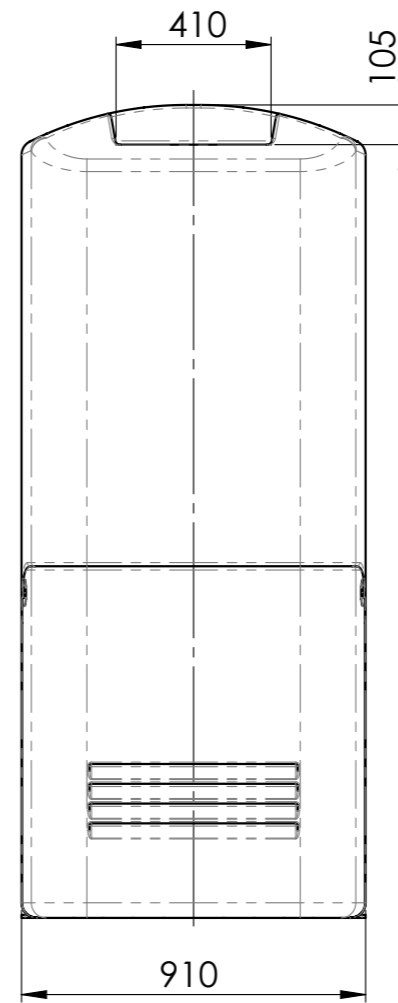
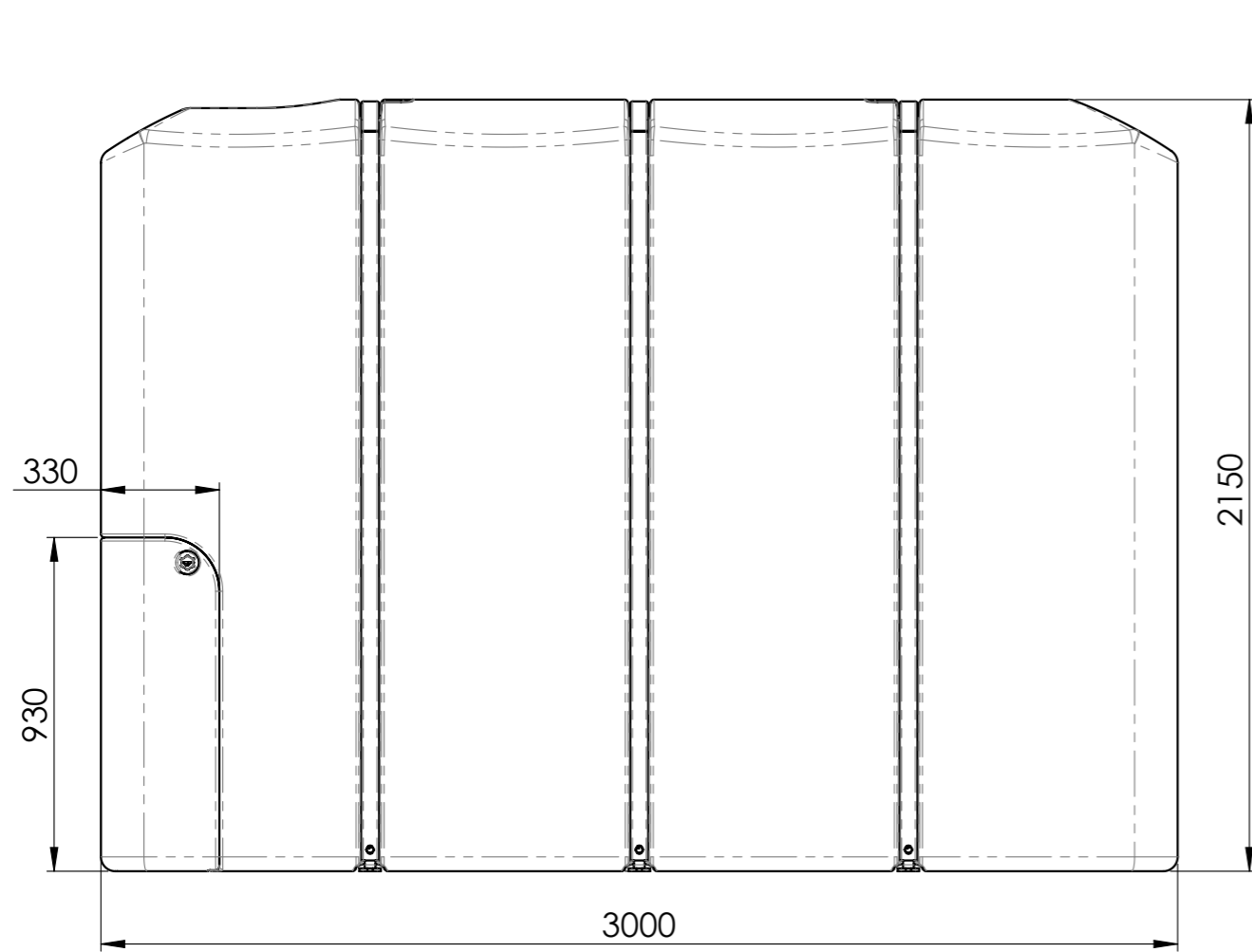


FITTINGS LAYOUT TABLE			PARTS LIST		
NOZZLE No	PE SIZE	DESCRIPTION	Part NO.	Name	Q-ty
N1					
N2					
N3					
N4					
N5					
N6					



NOTES:

DATE	CLIENT APPROVAL SIGNATURE	UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS SURFACE FINISH: TOLERANCES: LINEAR: ANGULAR:			FINISH:	DEBURR AND BREAK SHARP EDGES	DO NOT SCALE DRAWING	REVISION
		NAME	SIGNATURE	DATE				
		DRAWN					TITLE: SLIMLINE TANK 5000L NOZZLES LAYOUT	
		CHK'D					DWG NO. SL1005000	
		APPV'D					A2	
		MFG					SCALE:1:20	
		Q.A.				MATERIAL:	SHEET 1 OF 1	
							Date: 04/11/2024	



UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS SURFACE FINISH: TOLERANCES: LINEAR: ANGULAR:				FINISH:		DEBUR AND BREAK SHARP EDGES		DO NOT SCALE DRAWING		REVISION	
DRAWN				NAME		SIGNATURE		DATE		TITLE:	
CHK'D										SLIMLINE TANK 5000 LTR	
APPV'D										DWG NO. SL1005000	
MFG										A3	
Q.A								MATERIAL: ASSEMBLY		SCALE: 1:20	
								WEIGHT: 252		SHEET 1 OF 1	

DETENTION TANK CALCULATOR

Rev Date: **7-Jun-16** HIRDS V3 figures **26-Jul-10**

Calculated: **31-Oct-24**

For Upper part

NOTES This calculator assumes a **non-constant** rate of rainfall, as shown in the **light blue cells** calculated from the HIRDS figures in the **grey coloured cells** below plus an allowance for climate change if applicable. The rainfall is graphed below. The runoff is routed through the detention tank which has a restricted outlet.

For higher part

METHOD Click on cell C14 and select a site with the drop-down arrow.

Enter the variables into the **green cells**. **NOTE:** Roof area can be ~25% greater than floor area.

RESULTS The values in **red** are the maximum tank volume, depth, and outflow rate. Compare the maximum outflow rate with the undeveloped flow rate **bold** figure in **Yellow box** below.

NB Ensure the spreadsheet calculation iteration is set to 'on'. (Tools, Options, Calculation, Iteration) (Undeveloped flow rate uses current rainfall intensity, ie no climate change allowance)

NB If outlet diameter is set too large, outflow will exceed inflow. **Purple** cells will appear, **Undo, or re-enter smaller outlet diameter.**

Provided outflow rate does not exceed the undeveloped rate, this may be OK

Enter values in green cells	
Select location >	
Catchment area Ca	145.0 m ²
Runoff coefficient C	0.9
Tank base width D	0.91 m
Outlet diameter d	20 mm
Climate change all.	20 %
10yr/1hr rainfall depth	40.3 mm
10yr/10min rainfall depth	17.1 mm

Project ID or Location	
142 Konini Rd	
New Roof (higher part)	
Tank base area Ba	2.73 m ²
Rectangular base	
=	0.02 m = 0.00031 m ² (Oa)
Council Requirements (Orifice area)	

TANK SIZES: See table below graphs

Orifice flow formula
$Q = k \cdot (2gh)^{0.5} \cdot A$
k = 0.62
$k \cdot (2g)^{0.5} = 2.75$
$Q = (h)^{0.5} \cdot 2.75 \cdot A$

Undeveloped runoff (no climate change)
C = 0.30 Average
Peak 10min event
1.24 (l/s)

HIRDS V3.0 Rainfall		
Location	10yr/1hr	10yr/10min
Paeroa WTP	35.5	14.8
Paeroa STP	34.5	14.4
Waihi WTP	50.7	19.7
Waihi STP	47.9	18.9
Whiritoa	52.3	18.2
K'hake	39.6	15.6
Ngatea	39.9	15.5
Kaihere	40.3	15.7
Kaiaua	37.4	15.2
Maratoto	50	19.0
Whanga	55.9	19.0

(Incl std errors)

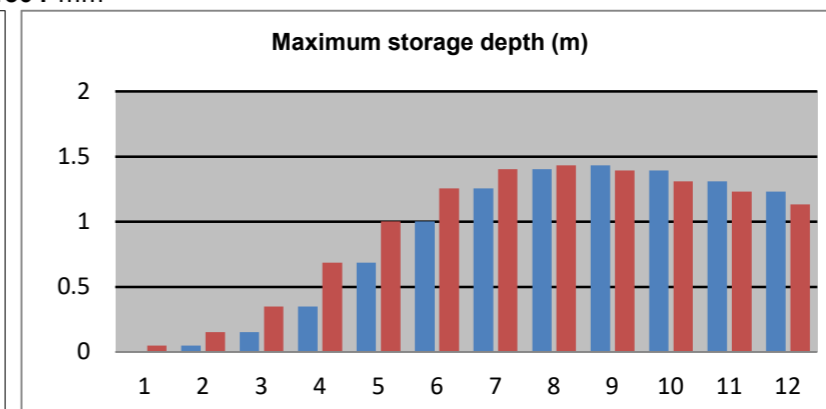
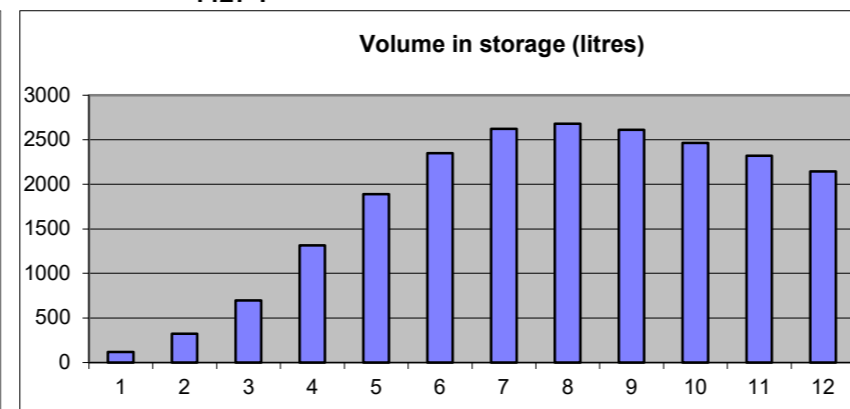
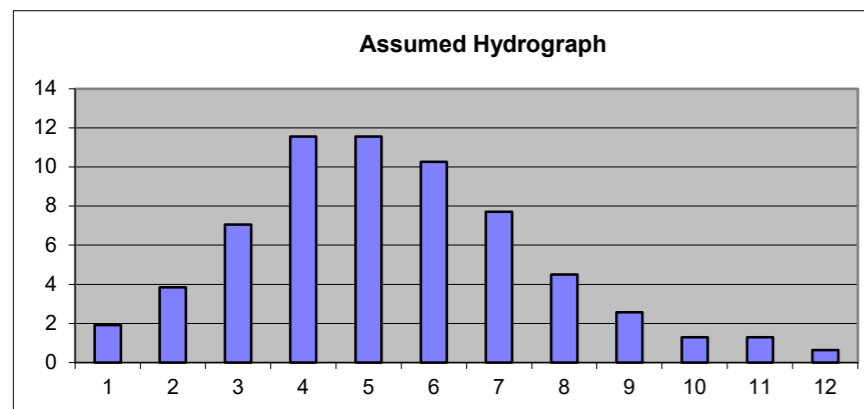
Time (min)	60 min RF Distribution	Rainfall (mm)	+ Global warming	Inflow			Depth at start (m)	Depth in (m)	Average depth (m)	Depth out (m)	Depth at end (m)	Outflow		
				Volume (litres)	Rate (l/s)	Volume in tank (litres)						Rate (l/s)	Volume (litres)	
Ts			Ri	Vi	Ir	Vt	Ds	Di	Da	Do	De	Or	Vo	
5	3%	1.2	1.5	189	0.63	189	0.00	0.07	0.03	0.02	0.05	0.16	48	1
10	6%	2.4	2.9	379	1.26	520	0.05	0.14	0.12	0.03	0.16	0.30	90	2
15	11%	4.4	5.3	694	2.31	1,124	0.16	0.25	0.28	0.05	0.36	0.46	138	3
20	18%	7.3	8.7	1,136	3.79	2,122	0.36	0.42	0.57	0.07	0.71	0.65	196	4
25	18%	7.3	8.7	1,136	3.79	3,062	0.71	0.42	0.91	0.09	1.03	0.83	248	5
30	16%	6.4	7.7	1,010	3.37	3,824	1.03	0.37	1.22	0.10	1.30	0.95	286	6
35	12%	4.8	5.8	757	2.52	4,296	1.30	0.28	1.43	0.11	1.46	1.03	310	7
40	7%	2.8	3.4	442	1.47	4,427	1.46	0.16	1.54	0.12	1.50	1.07	322	8
45	4%	1.6	1.9	252	0.84	4,358	1.50	0.09	1.55	0.12	1.48	1.08	323	9
50	2%	0.8	1.0	126	0.42	4,161	1.48	0.05	1.50	0.12	1.41	1.06	318	10
55	2%	0.8	1.0	126	0.42	3,970	1.41	0.05	1.43	0.11	1.34	1.03	310	11
60	1%	0.4	0.5	63	0.21	3,723	1.34	0.02	1.35	0.11	1.25	1.00	301	12

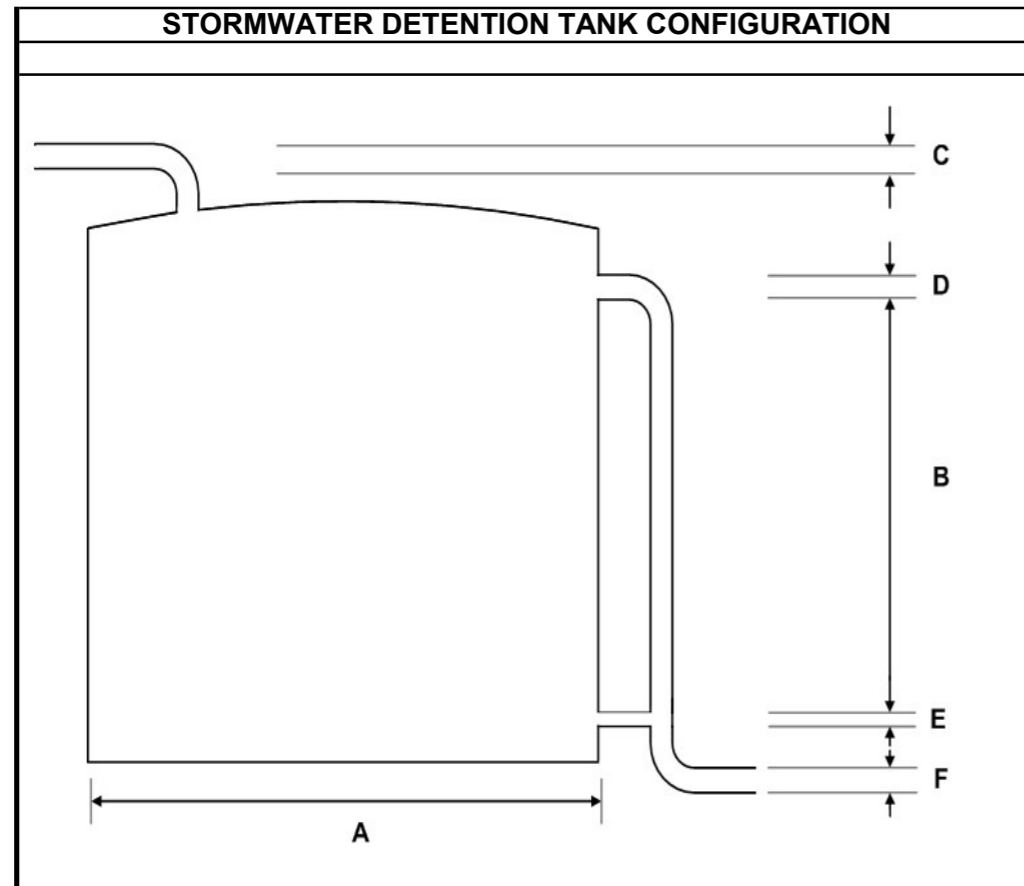
Total	40.3	48.4	6,311
Maximum			

3.79 | 4,427 l
4427 l

1.50 | 1.08 l/s
1504 mm

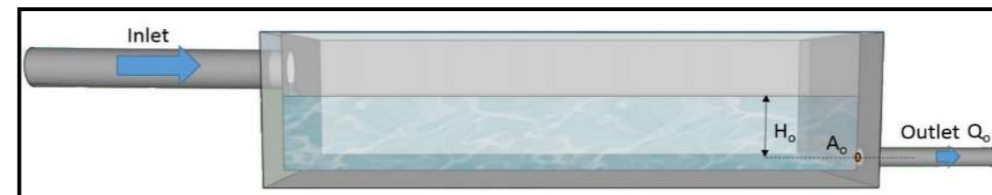
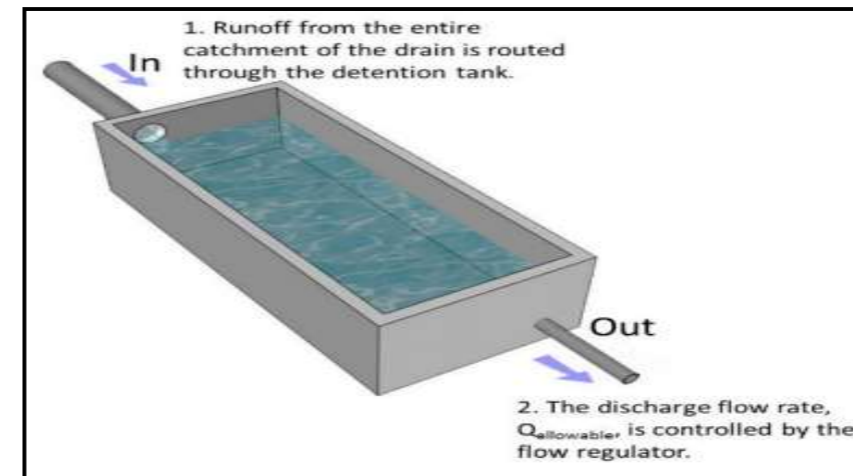
Smaller than Undeveloped Runoff. OKAY





Inflow vol =	Rainfall increment x Catchment area x C	$V_i = R_i \times C_a \times C$
Vol in tank =	Inflow vol + Previous vol - outflow vol	$V_t = V_t + V_i - V_o$
Depth at start =	Previous depth at end	$D_s = D_e$
Depth in =	Inflow vol / base area	$D_i = V_i / B_a$
Average depth =	Depth at start + (Depth in / 2)	$D_a = D_s + D_i / 2$
Depth out =	Outflow Vol / base area	$D_o = V_o / B_a$
Depth at end =	Depth at start + Depth in - Depth out	$D_e = D_s + D_i - D_o$
Outflow rate =	$SQR(\text{Average depth}) \times \text{Const} \times \text{orifice area}$	$O_r = SQR(D_a) \times 2.75 \times O_a$
Outflow Vol =	Outflow rate x time step	$V_o = O_r \times T_s$

NOTE: Depth at end > Depth at start prior to Max depth, then Depth at end < Depth at start



Review if Rectangular/Circular Specification

Specify on drawings/design documentation
Ensure specification is above this value

Specify on drawings/design documentation

DETENTION TANK CONFIGURATION			
Site	142 Konini Rd		
Tank diameter/width	A	910	mm
Max Storage depth	B	1,504	mm
Max Volume required		4,427	litres
Inlet (via leaf trap)	C	90	mm
Overflow	D	90	mm
Orifice	E	20	mm
Outlet to soakage/kerb	F	90	mm

DETENTION TANK CALCULATOR

Rev Date: **7-Jun-16** HIRDS V3 figures **26-Jul-10**

Calculated: **31-Oct-24**

For lower part

NOTES This calculator assumes a **non-constant** rate of rainfall, as shown in the **light blue cells** calculated from the HIRDS figures in the **grey coloured cells** below plus an allowance for climate change if applicable. The rainfall is graphed below. The runoff is routed through the detention tank which has a restricted outlet.

For lower part

METHOD Click on cell C14 and select a site with the drop-down arrow.

Enter the variables into the **green cells.** **NOTE:** Roof area can be ~25% greater than floor area.

RESULTS The values in **red** are the maximum tank volume, depth, and outflow rate. Compare the maximum outflow rate with the undeveloped flow rate **bold** figure in **Yellow box** below.

NB Ensure the spreadsheet calculation iteration is set to 'on'. (Tools, Options, Calculation, Iteration) (Undeveloped flow rate uses current rainfall intensity, ie no climate change allowance)

NB If outlet diameter is set too large, outflow will exceed inflow. **Purple** cells will appear, **Undo, or re-enter smaller outlet diameter.**

Provided outflow rate does not exceed the undeveloped rate, this may be OK

Enter values in green cells	
Select location >	
Catchment area Ca	139.0 m ²
Runoff coefficient C	0.9
Tank base width D	0.91 m
Outlet diameter d	20 mm
Climate change all.	20 %
10yr/1hr rainfall depth	40.3 mm
10yr/10min rainfall depth	17.1 mm

Project ID or Location	
142 Konini Rd	
New Roof (lower part)	
Tank base area Ba	2.73 m ²
Rectangular base	
=	0.02 m = 0.00031 m ² (Oa)
Council Requirements	(Orifice area)

TANK SIZES: See table below graphs

Orifice flow formula
$Q = k*(2gh)^{0.5}*A$
k = 0.62
$k*(2g)^{0.5} = 2.75$
$Q = (h)^{0.5}*2.75*A$

Undeveloped runoff (no climate change)
C = 0.30 Average
Peak 10min event
1.19 (l/s)

HIRDS V3.0 Rainfall		
Location	10yr/1hr	10yr/10min
Paeroa WTP	35.5	14.8
Paeroa STP	34.5	14.4
Waihi WTP	50.7	19.7
Waihi STP	47.9	18.9
Whiritoa	52.3	18.2
K'hake	39.6	15.6
Ngatea	39.9	15.5
Kaihere	40.3	15.7
Kaiaua	37.4	15.2
Maratoto	50	19.0
Whanga	55.9	19.0

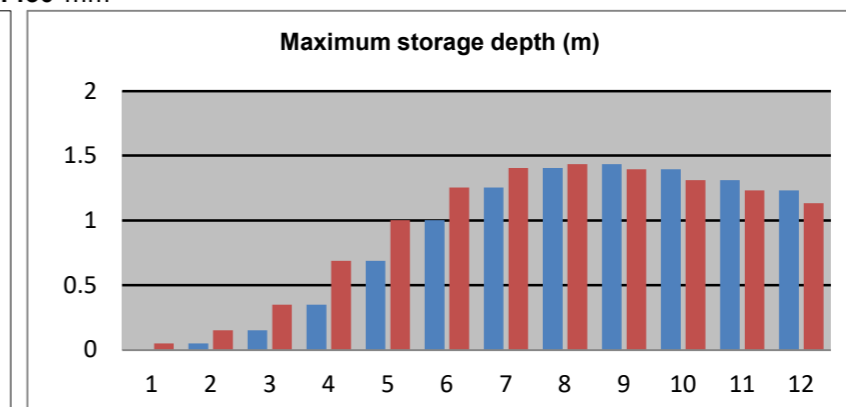
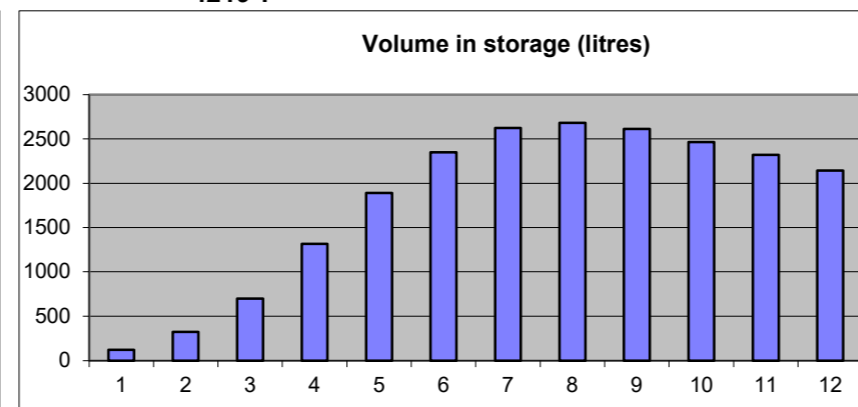
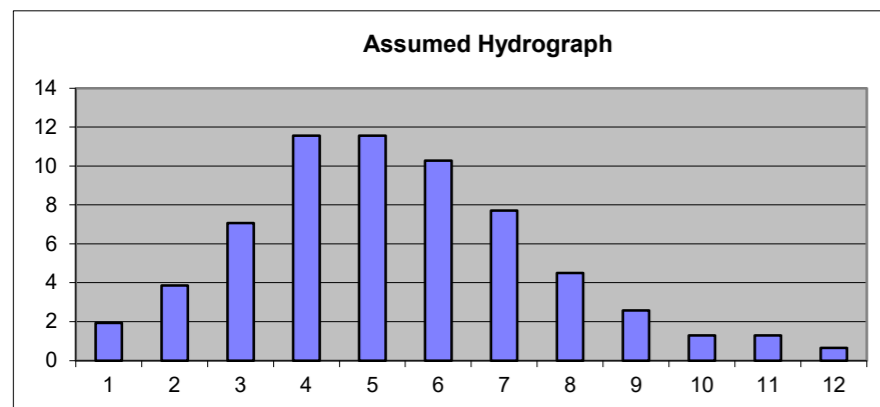
(Incl std errors)

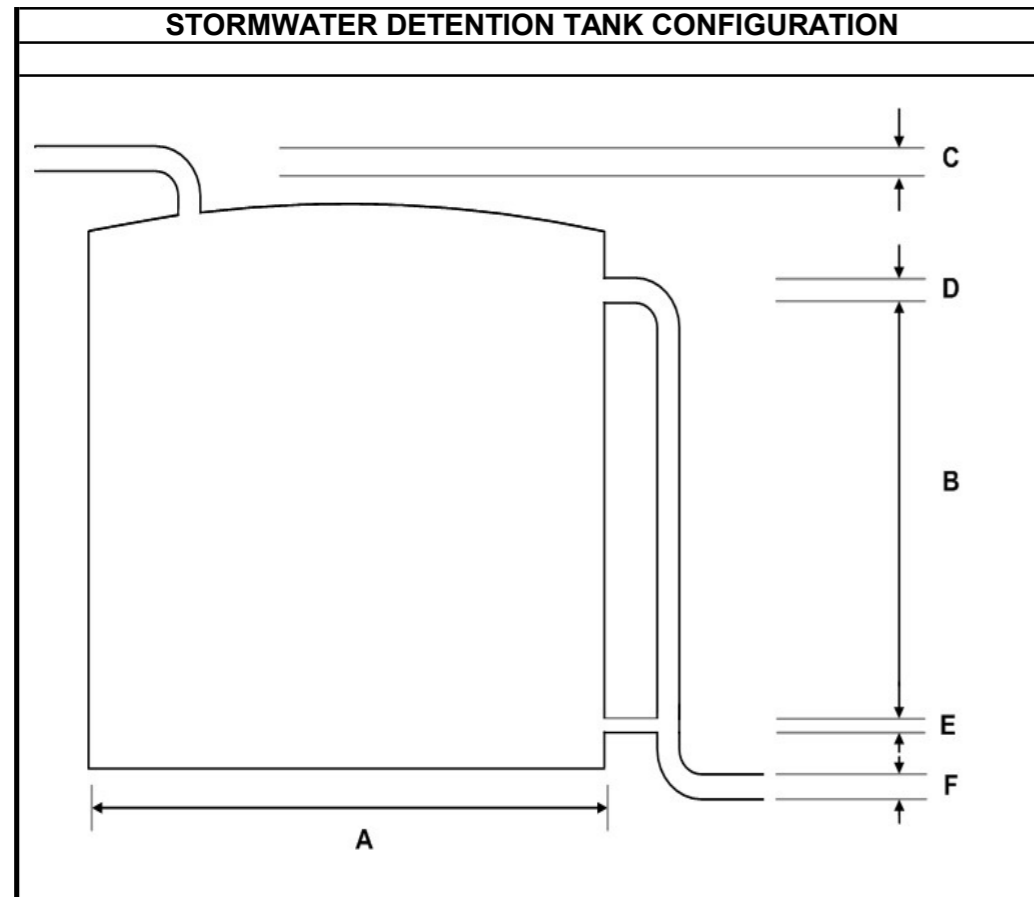
Time (min)	60 min RF Distribution	Rainfall (mm)	+ Global warming	Inflow Volume (litres)	Rate (l/s)	Volume in tank (litres)	Depth at start (m)	Depth in (m)	Average depth (m)	Depth out (m)	Depth at end (m)	Outflow Rate (l/s)	Volume (litres)
Ts			Ri	Vi	Ir	Vt	Ds	Di	Da	Do	De	Or	Vo
5	3%	1.2	1.5	181	0.60	181	0.00	0.07	0.03	0.02	0.05	0.16	47
10	6%	2.4	2.9	363	1.21	497	0.05	0.13	0.12	0.03	0.15	0.29	88
15	11%	4.4	5.3	665	2.22	1,075	0.15	0.24	0.27	0.05	0.34	0.45	135
20	18%	7.3	8.7	1,089	3.63	2,028	0.34	0.40	0.54	0.07	0.67	0.64	191
25	18%	7.3	8.7	1,089	3.63	2,926	0.67	0.40	0.87	0.09	0.98	0.81	242
30	16%	6.4	7.7	968	3.23	3,652	0.98	0.35	1.16	0.10	1.24	0.93	279
35	12%	4.8	5.8	726	2.42	4,099	1.24	0.27	1.37	0.11	1.39	1.01	303
40	7%	2.8	3.4	423	1.41	4,219	1.39	0.16	1.47	0.12	1.43	1.05	314
45	4%	1.6	1.9	242	0.81	4,147	1.43	0.09	1.47	0.12	1.40	1.05	315
50	2%	0.8	1.0	121	0.40	3,953	1.40	0.04	1.43	0.11	1.33	1.03	310
55	2%	0.8	1.0	121	0.40	3,765	1.33	0.04	1.36	0.11	1.27	1.01	302
60	1%	0.4	0.5	60	0.20	3,524	1.27	0.02	1.28	0.11	1.18	0.98	293

Total	100%	40.3	48.4	6,050
Maximum				3.63 4,219 l

1.43 | **1.05** l/s
1430 mm

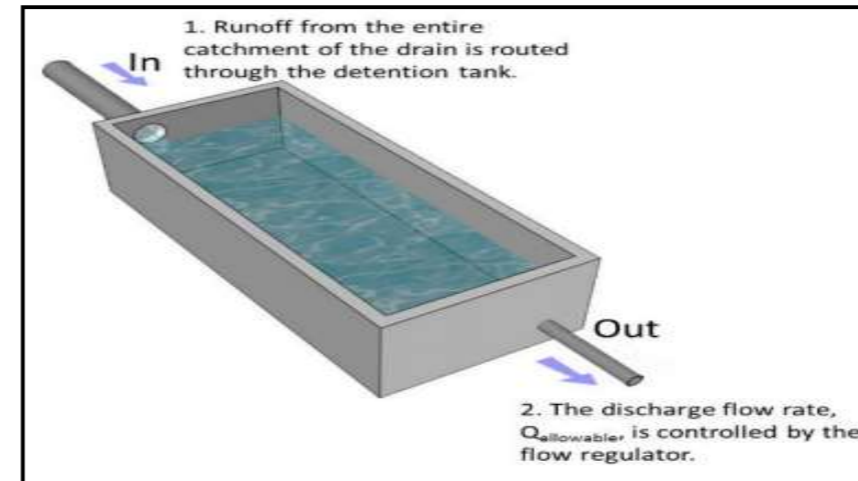
Smaller than Undeveloped Runoff. OKAY





Inflow vol =	Rainfall increment x Catchment area x C	$V_i = R_i \times C_a \times C$
Vol in tank =	Inflow vol + Previous vol - outflow vol	$V_t = V_t + V_i - V_o$
Depth at start =	Previous depth at end	$D_s = D_e$
Depth in =	Inflow vol / base area	$D_i = V_i / B_a$
Average depth =	Depth at start + (Depth in / 2)	$D_a = D_s + D_i / 2$
Depth out =	Outflow Vol / base area	$D_o = V_o / B_a$
Depth at end =	Depth at start + Depth in - Depth out	$D_e = D_s + D_i - D_o$
Outflow rate =	$SQR(\text{Average depth}) \times \text{Const} \times \text{orifice area}$	$O_r = SQR(D_a) \times 2.75 \times O_a$
Outflow Vol =	Outflow rate x time step	$V_o = O_r \times T_s$

NOTE: Depth at end > Depth at start prior to Max depth, then Depth at end < Depth at start



DETENTION TANK CONFIGURATION

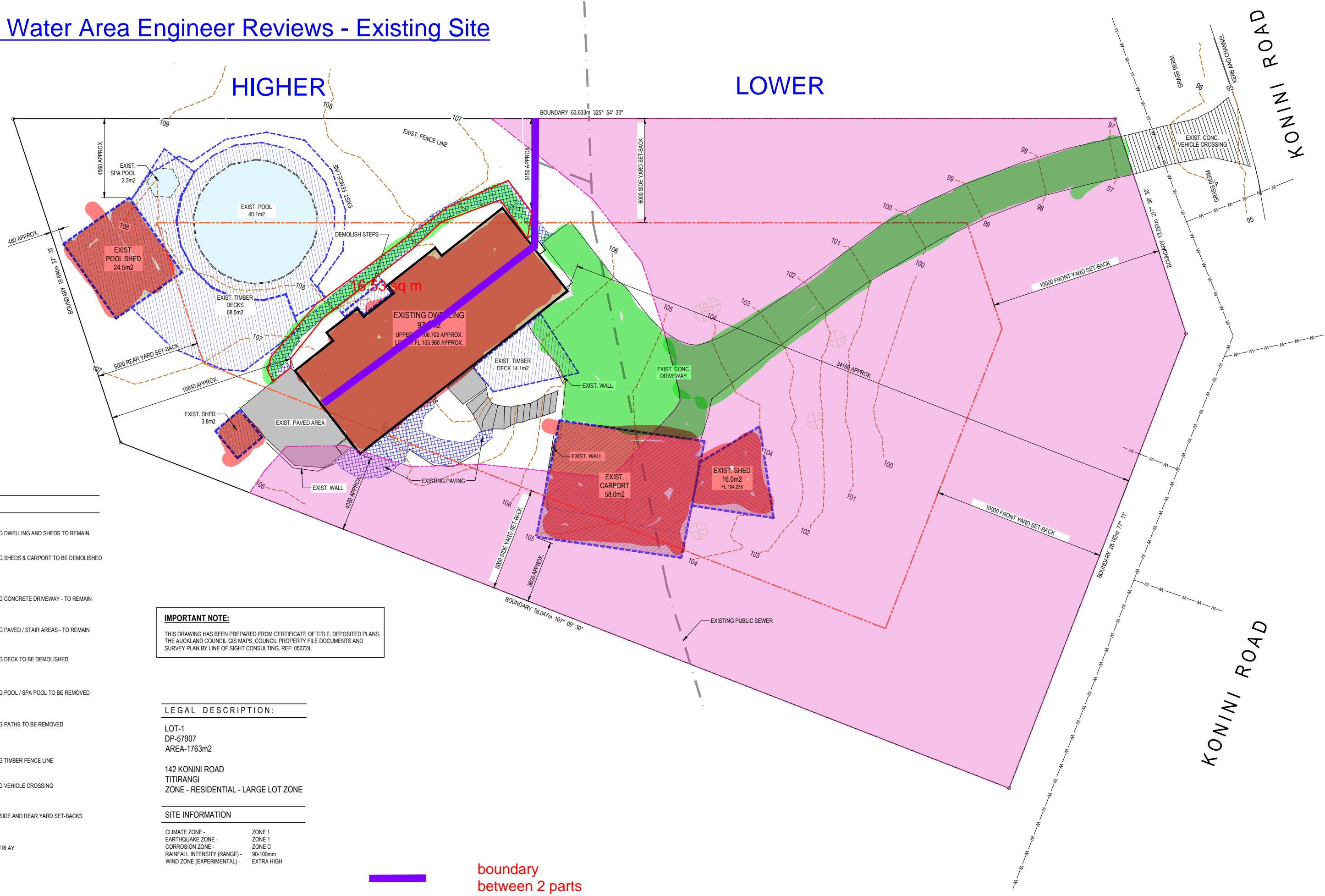
Site	142 Konini Rd		
Tank diameter/width	A	910	mm
Max Storage depth	B	1,430	mm
Max Volume required		4,219	litres
Inlet (via leaf trap)	C	90	mm
Overflow	D	90	mm
Orifice	E	20	mm
Outlet to soakage/kerb	F	90	mm

Review if Rectangular/Circular Specification

Specify on drawings/design documentation
Ensure specification is above this value

Specify on drawings/design documentation

Storm Water Area Engineer Reviews - Existing Site



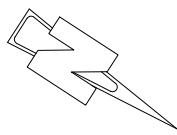
- LEGEND:**
- EXISTING DWELLING AND SHEDS TO REMAIN
 - EXISTING SHEDS & CARPORT TO BE DEMOLISHED
 - EXISTING CONCRETE DRIVEWAY - TO REMAIN
 - EXISTING PAVED / STAIR AREAS - TO REMAIN
 - EXISTING DECK TO BE DEMOLISHED
 - EXISTING POOL / SPA POOL TO BE REMOVED
 - EXISTING PATHS TO BE REMOVED
 - EXISTING TIMBER FENCE LINE
 - EXISTING VEHICLE CROSSING
 - FRONT, SIDE AND REAR YARD SET-BACKS
 - SEA OVERLAY

IMPORTANT NOTE:
 THIS DRAWING HAS BEEN PREPARED FROM CERTIFICATE OF TITLE, DEPOSITED PLANS, THE AUCKLAND COUNCIL GIS MAPS, COUNCIL PROPERTY FILE DOCUMENTS AND SURVEY PLAN BY LINE OF SIGHT CONSULTING, REF: 050724.

LEGAL DESCRIPTION:
 LOT-1
 DP-57907
 AREA-1763m2
 142 KONINI ROAD
 TITIRANGI
 ZONE - RESIDENTIAL - LARGE LOT ZONE

SITE INFORMATION
 CLIMATE ZONE - ZONE 1
 EARTHQUAKE ZONE - ZONE 1
 CORROSION ZONE - ZONE C
 RAINFALL INTENSITY (RANGE) - 90-100mm
 WIND ZONE (EXPERIMENTAL) - EXTRA HIGH

boundary between 2 parts



technitrades ARCHITECTURE
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 Phone (09) 5767166 | design@technitrades.co.nz

				A1 Scale.	1:100
				A3 Scale.	1:200
				Designed.	L.MEIKLEJOHN
				Drawn.	B.MILLWARD
P1	FOR COMMENT	MK	04-10-24	A1 Plot Scale.	1:1
REV.	DESCRIPTION	BY	DATE	A3 Plot Scale.	1:2

NOTES.
 DO NOT SCALE.
 DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE.
 IF IN DOUBT ON ANY ISSUE SEEK VERIFICATION PRIOR TO PROCEEDING.
 READ THESE DRAWINGS IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.

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 Client Reference No.

Project Title:
JOHNSTONE HOUSE
 PROPOSED RESIDENTIAL ALTERATIONS
 142 Konini Road, Titirangi, Auckland 0604

Drawing Title:
 Existing Site Plan

Drawing No: **3368-RC-01** Rev: **P1**

Higher part post development impermeable area for new tanks:
 Total Roof connected to tank: $19.5 + 34 + (97+27) \times (2/4) = 116m^2$
 Allowances for roof extensions or pavement connections: $29m^2$
 Total : $145m^2$

Existing Site Considerations which Existing Storm water System Caters for:

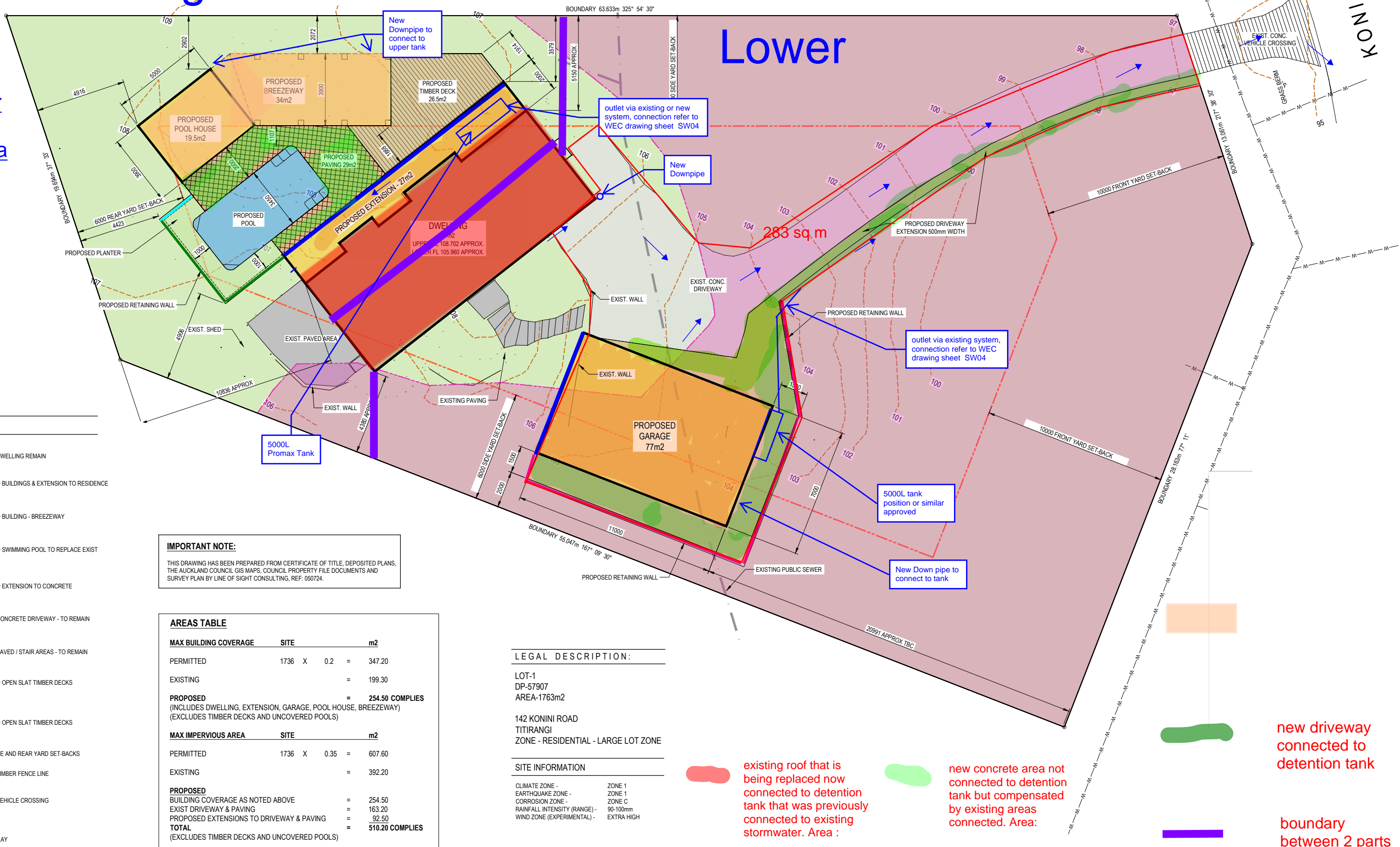
Existing Roof previously connected to existing system not connected to tank: $97m^2$ now connected to tank
 Existing Shed, Existing Carport, Shed Demolished: $25 + 58 + 16 = 99m^2$
 New paving around pool as part of existing system: $29m^2$
 New paving due to driveway width increase as part of existing system: $13m^2$
 New paving around lower garage as part of existing system: $52m^2$
 Total accommodated by Existing System : $27 + 13 + 52 = 92m^2 < (97 + 99) = 196m^2$ Roof Area now connected to tanks OKAY.
 Total accommodated by Existing System : $92m^2 < 196m^2$ (> $100m^2$ contingency compared to before to improve stormwater system) OKAY.

Lower part post development for new tanks:
 Total Roof: $77 + (97+27) \times (2/4) = 139m^2$

Higher

Lower

Storm Water
 New versus
 Existing Area
 Engineer
 Reviews



LEGEND:

- EXISTING DWELLING REMAIN
- PROPOSED BUILDINGS & EXTENSION TO RESIDENCE
- PROPOSED BUILDING - BREEZEWAY
- PROPOSED SWIMMING POOL TO REPLACE EXIST
- PROPOSED EXTENSION TO CONCRETE DRIVEWAY
- EXISTING CONCRETE DRIVEWAY - TO REMAIN
- EXISTING PAVED / STAIR AREAS - TO REMAIN
- PROPOSED OPEN SLAT TIMBER DECKS
- PROPOSED OPEN SLAT TIMBER DECKS
- FRONT, SIDE AND REAR YARD SET-BACKS
- EXISTING TIMBER FENCE LINE
- EXISTING VEHICLE CROSSING
- SEA OVERLAY

IMPORTANT NOTE:
 THIS DRAWING HAS BEEN PREPARED FROM CERTIFICATE OF TITLE, DEPOSITED PLANS, THE AUCKLAND COUNCIL GIS MAPS, COUNCIL PROPERTY FILE DOCUMENTS AND SURVEY PLAN BY LINE OF SIGHT CONSULTING, REF: 050724.

AREAS TABLE

MAX BUILDING COVERAGE	SITE	m2
PERMITTED	1736 X 0.2	= 347.20
EXISTING		= 199.30
PROPOSED		= 254.50 COMPLIES
<small>(INCLUDES DWELLING, EXTENSION, GARAGE, POOL HOUSE, BREEZEWAY) (EXCLUDES TIMBER DECKS AND UNCOVERED POOLS)</small>		
MAX IMPERVIOUS AREA	SITE	m2
PERMITTED	1736 X 0.35	= 607.60
EXISTING		= 392.20
PROPOSED		= 254.50
<small>BUILDING COVERAGE AS NOTED ABOVE</small>		
EXIST DRIVEWAY & PAVING		= 163.20
PROPOSED EXTENSIONS TO DRIVEWAY & PAVING		= 92.50
TOTAL		= 510.20 COMPLIES
<small>(EXCLUDES TIMBER DECKS AND UNCOVERED POOLS)</small>		

LEGAL DESCRIPTION:
 LOT-1
 DP-57907
 AREA-1763m2
 142 KONINI ROAD
 TITIRANGI
 ZONE - RESIDENTIAL - LARGE LOT ZONE

SITE INFORMATION

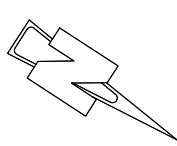
CLIMATE ZONE -	ZONE 1
EARTHQUAKE ZONE -	ZONE 1
CORROSION ZONE -	ZONE C
RAINFALL INTENSITY (RANGE) -	90-100mm
WIND ZONE (EXPERIMENTAL) -	EXTRA HIGH


existing roof that is being replaced now connected to detention tank that was previously connected to existing stormwater. Area :

new concrete area not connected to detention tank but compensated by existing areas connected. Area:

new driveway connected to detention tank

boundary between 2 parts



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	A1 Scale, 1:100 A3 Scale, 1:200 Designed, L.MEIKLEJOHN Drawn, B.MILLWARD	NOTES: DO NOT SCALE. DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE. IF IN DOUBT ON ANY ISSUE SEEK VERIFICATION PRIOR TO PROCEEDING. READ THESE DRAWINGS IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.	© THIS DOCUMENT IS CONFIDENTIAL. COPYRIGHT IS VESTED IN TECHNITRADES LIMITED. WRITTEN CONSENT IS REQUIRED PRIOR TO REPRODUCTION OF ANY KIND. CLIENT REFERENCE NO.	Project Title: JOHNSTONE HOUSE PROPOSED RESIDENTIAL ALTERATIONS 142 Konini Road, Titirangi, Auckland 0604	Drawing Title: Proposed Site Plan	Drawing No: 3368-RC-02	Rev: P1
P1 FOR COMMENT REV. DESCRIPTION	MK BY	04-10-24 DATE	A1 Plot Scale, 1:1 A3 Plot Scale, 1:2				